

# TOWN OF MADISON, NH



# MASTER PLAN 2002



# TOWN OF MADISON MASTER PLAN

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\*Color is essential for detailed study of the indicated maps. Large scale color versions of these maps and a color version of the Roads Map are available at Town Hall.

Maps and color photographs of the designated scenic vistas are maintained in a book at Town Hall.

## ACKNOWLEDGEMENTS

This plan is the result of nearly three decades of work by citizens of Madison with assistance from State and regional planning professionals. It is not possible to recognize all of the contributors; however, individuals cited in earlier documents are listed below.

- **1975/76: Community Planning Survey** conducted by the Planning Board: John Sherwood, Robert Chick, Henry Forrest, Warren Virgin, James Shackford, Gerald Ward.
- **1977: Comprehensive Plan** prepared by the Planning Board, including Bruce Brooks and Thomas Currier. Other contributors were: Richard Hocking, Earnest Meader, Susan Forrest, and Andrew Fletcher, Arthur Dodge, Jeff Suhr, and Jim Haine of Conway. Major technical support was provided by Michael Hickey of the North Country Council.
- **1979: Steering Committee Report** articulated community goals and recommended wetlands and zoning ordinances as well as future actions to:
  - 1.) Preserve the rural character of Madison.
  - 2.) Plan for Madison's community facility needs.
  - 3.) Develop a program to upgrade roads.
  - 4.) Maintain a well-rounded tax base.Committee members were: Randall Cooper, Jeff Suhr, Steven Moore, Franklin Jones, and Robert Newton.
- **1985: Master Plan Questionnaire** was distributed to resident and non-resident taxpayers by the Planning Board. Results indicated 90 percent favored a zoning ordinance, 96 percent favored maintaining the rural character of Madison.
- **1986: Town Master Plan** was adopted and published by the Planning Board. It was prepared by a committee appointed by the Planning Board, including: Percy Hill (Chairman), Ralph Bain, Kathleen Cummings, Thomas Currier, Richard Eldridge, Guy Hayford, Henry Hubbell, and John Mallar.
- **1987: Madison Zoning Ordinance** passed by Town Meeting.
- **1993/94: Survey of Property Owners** was conducted by the Planning Board. Questionnaire results confirmed the results of the 1975/76 and 1985 surveys and support for zoning.
- **1996/97: 1997 Master Plan** was prepared by a committee appointed by the Planning Board, including: Percy Hill and Beth Beyerle (co-chairs), Henry Anderson, Bruce Brooks, Ed Foley, John Vendola, Cheryl Littlefield, Mark Lucy, Chris Martin, Ed McKinney, Gene O'Brien, Marc Ohlson, Mark Sherwood, and Ray Stineford.
- **2000/01: This 2002 Master Plan** is an update of the 1997 plan prepared by the Planning Board with review and revision by the Selectmen and all Town Boards and committees. Planning Board members included: Mark Graffam (Chairman), John Arruda and Adrian Beggs (Selectmen), Bruce Brooks, Karen Coffey, Jim Dumke, Rob Kend, Becky Knowles, Stephen Libby, and Vincent Menella. Technical assistance was provided by the University of New Hampshire's Complex Systems Research Center, by Jay Buckley of Madison, and by David Maudsley, Planning Board Secretary.



## CHAPTER 1. GENERAL STATEMENT

The purpose of this Master Plan is to provide guidance to town officers, boards and committees by articulating the long-range objectives and plans of its citizens. The challenge for town government is to find the most effective means to achieve these common objectives, while at the same time assuring freedom from burdensome taxation and regulations.

The common vision for Madison in the 21<sup>st</sup> century is of a community that wishes to maintain its rural character and that:

- Protects its natural environment: lakes, ponds, aquifers, meadows and forests - and protects scenic views of these and surrounding mountains,
- Preserves historic sites, artifacts, buildings, and stone walls,
- Controls development,
- Provides high quality primary and secondary education, and a wide variety of lifelong learning and year-round recreational opportunities.
- Allows for construction of homes that are affordable by a mix of low, moderate, and high income families,
- Assures the health and safety of its citizens and provides emergency services to protect their lives and property,
- Provides safe, reliable public road access to homes and businesses in all kinds of weather, and,
- Encourages commerce and light industries that provide employment but do not materially affect the rural character of the town.

The principal threats to this vision are those associated with suburban sprawl: high property taxes, strip retail stores and fast-food establishments, traffic and traffic lights, litter, suburban curbs, sidewalks, and streetlights, obtrusive wires and towers, large lighted parking areas, extensive paving, and the absence of natural woodlands, streams, and wetlands. Current regulations protect the Town from most of these threats, but not necessarily to the extent needed for Madison to remain rural.

This plan describes the present characteristics, activities, and common goals of the community. It also summarizes current policies, regulations, and long range plans of Town government and civic organizations. Appendices provide summaries of the Town's history and natural environment, and profiles on population and employment. The plan is not finished, but will be revised and expanded as circumstances, goals, and plans change.



## CHAPTER 2. LAND USE

### 2.1 COMMUNITY GOALS

A Master Plan needs the input of the town's residents and property owners to develop a plan that best describes the goals of the community. Surveys are one of the many tools available to planners and planning boards, lacking that direct public input, to assess community goals. No one method used will ever engage the total population of the town. Surveys were completed in 1976, 1986, and 1994 and results supported a "rural and residential" community.

In 2009 the Planning Board conducted two on-line surveys which focused in-part on potential expansion of the commercial district and development of work force housing in response to new legislation. (See Appendix F for survey results.) These two surveys also reaffirmed the desire for a "rural" community, although there was general support for expansion of the town's northern commercial district, since passed by 2010 Town Meeting.

### 2.2 CURRENT LAND USE

While commercial growth abounds in neighboring communities, Madison has remained rural residential in nature. As reported in the 1990 census (and updated in 1995), only 3% of Madison acreage was in commercial and 6% in residential use. The balance (91%) consisted of open land, lakes, brooks, wetlands, Town properties, and conservation lands.

The 2009 Municipal Services Form 1 (MS-1) provides statistics on land use within the town. Residential land includes vacant land as well as land with "improvements" or dwellings. Non-taxable land is comprised of town-owned land and other lands owned by tax exempt or charitable organizations, which must meet guidelines established by state statute.

Land Category	Number of Acres	Percent
Current Use	15,385.51	63.8
Residential Land	6,110.42	25.3
Commercial Land	829.77	3.5
Tax Exempt / Non-Taxable	<u>1,782.42</u>	7.4
Total Land	24,108.12	

**Existing Residential Uses.** Older homes in Madison are distributed widely along the roads that once served farms. However there are now concentrations of homes around Silver Lake, Davis Pond, Moore's Pond, in the "Carved in Bark" subdivision, and Banfield Hollow on Route 113. In addition, the Village District of Eidelweiss consists of approximately 1000 house lots with 460 homes, most of which are seasonal. The total

number of year-round and seasonal homes is estimated to be about 2,020 at the start of the 21<sup>st</sup> century. The year-round population is 2,292 according to the 2007 census estimate. Approximately half of the homes in Madison are seasonal. More information on Madison homes may be found in Chapter 3. Housing.

**Existing Commercial Uses.** Land used for commercial purposes in Madison is mostly confined to highways at the periphery of town. Industries at the northern end of Conway Road (Route 113) consist mostly of construction materials and services, including large sand and gravel suppliers and a wholesale plumbing supply. Retail stores and services on Route 16 include a veterinary clinic and dog day care, mobile-home park, motel, diesel repair, self-storage facility, and embroidery store. The Purity Springs Resort on the short section of Route 153, in the southern part of Madison, is the largest employer in Town.

On the internal highways, there are sawmills and millwork, machine shop, and automobile service establishments, as well as real estate offices, convenience store/cafes, antique shops, bed-and-breakfasts, and several small craft shops. There are also a growing number of computer-related home occupations. (See Appendix E. Statistical Data).

**Existing Open Space.** The forests, fields, ridges, lakes, ponds, and wetlands in Madison are the Town's most valuable assets. Madison is characterized by spectacular views across lakes and ponds. Its few internal highways are bordered mostly by fields and forests. Its hills offer spectacular views of Mount Chocorua and the White Mountains and its fall colors are unrivaled. The beauty of its natural environment has helped retain many early farm families and attract new seasonal and year-round residents.

Of the undeveloped private land in Madison, 15,385.51 acres are currently classified as in "Current Use." Current Use land consists of farm land, Christmas tree farms, and forested lands (white pine and hardwood). It also includes unproductive land, such as: wetlands, steep slopes, and rocky land. These areas are subject to a State Law that was enacted in 1973 to help maintain farming and responsible forestry.

A minimum of ten acres is required for Current Use status. The annual tax levy on qualified land is only about 10 percent of the tax levied on other undeveloped land. However, if the land is changed in any way from its specified use, the owner must pay a penalty tax calculated at 10 percent of the estimated value on the land's best potential use. Over half of Madison's total land is classified as in Current Use, and although the tax relief mechanism has been successful in the past in sustaining the rural environment, it does not preclude development.

Both private property owners and the town have placed land in Conservation Easement, which generally has development restrictions. Deeds and plats are recorded at the Carroll County Registry. Conservation Easement deeds are copied to the town and filed in property folders, but until recently there was no method for recording that information on the property cards. The Planning Board should continue to track and record this information.

	Total Number of Acres Receiving Current Use
Farm Land	249.94
Forest Land	11,022.05
Forest Land with Stewardship	2,430.31
Unproductive Land	1,354.07
Wet Lands	<u>329.14</u>
<b>Total</b>	<b>15,385.51</b>

### 2.3 CURRENT ZONING REGULATIONS

**Zoning Districts** are shown on the zoning map and are summarized below. Detailed descriptions of the district boundaries and the uses permitted in each district are specified in the **Madison Zoning Ordinance**. A brief history of zoning in Madison and summaries of Planning Board and Zoning Board of Adjustment (ZBA) functions is presented in Appendix C. Planning and Zoning

The minimum lot size in all districts is two acres and a minimum of 200 feet of frontage on a roadway is required for each lot (adopted in 1987). Signs are tightly controlled by size and type and building heights are limited to 36 feet. Alteration of natural shorelines is prohibited, except for small recreational beaches. Setbacks for structures and buildings from lot lines and bodies of water differ in each of the districts.

**Commercial District:** a portion extends 600 feet from the center line of Route 153 in Madison, 600 feet from the center line on the west side of Route 113 north to the Albany line, and the Madison Lumber Company (formerly International Paper Company) property at the South end of town. As a result of the 2009 surveys and discussion between the Board of Selectmen and Planning Board, an amendment to expand the commercial district was placed on the 2010 Town Warrant. Voters approved the amendment as follows: to the area along the north side of Route 16 bordered by the Albany town line to the west, north, and east; to the properties of record as of March 2010 with lot frontage on the south side of Route 16 to the rear property lines; and to the properties of record as of March 2010 with lot frontage on the east side of Route 113 to the rear property line, starting at the southerly boundary of Map 207 Lot 001 running northward to the Albany town line. All commercial and industrial uses are permitted with site plan approval by the Planning Board.

**Eidelweiss Residential District:** encompasses a land area of approximately 816.2 acres in the northeastern corner of Town. Only single-family residences, home occupations, churches, and public service buildings are permitted. The only cell tower located in Madison serving Madison and the surrounding area is situated in the Eidelweiss District.

**Rural Residential District:** This district is Madison's largest and includes all of the land masses not contained within other districts. Farms, homes (including multi-unit homes), woodlots, and home occupations are permitted. Other specific commercial and public

service uses are permitted by special exceptions approved by the ZBA if they are in keeping with a rural residential community.

**Village District:** extends 600 feet on either side of Route 113 from Route 41 easterly to East Madison Road. Most service retail businesses, such as: stores, shops, restaurants, inns, and offices are permitted. Some specific commercial and public service uses are permitted by special exceptions approved by the ZBA.

**Wetlands Conservation District:** encompasses all water resources and wetlands within the town including drainage from ponds and lakes. The Wetlands Conservation District is superimposed over all other zoning districts. Excavation and construction (except for bridges) is prohibited in this district. By vote of the Town in 1973, the Planning Board and Conservation Commission must concur on plans for developments that affect wetland, watersheds, aquifers and recharge areas. A map showing approximate locations of wetlands in Madison is included in Chapter 8 - Conservation and Preservation.

**Groundwater Protection District:** is also superimposed over all zoning districts and is defined by New Hampshire Department of Environmental Services map dated April 8, 1999. Major aquifers run north and south through the central valley in Madison. Another smaller area is located under Purity Lake. District rules protect aquifers and wellhead areas from groundwater contamination.

**Planned Unit Developments** are permitted in all districts except wetlands. This provision is intended to encourage unobtrusive commerce and employment within Madison and to discourage strip development. Although most commercial uses are permitted, a minimum of 50 acres is required and plans for the unit must be approved by the Planning Board. Vegetative buffering, open space, and suitable roads are required.

**Shoreland Protection:** a 1994 State law (RSA 483-B) establishes buffer areas around the lakes and streams listed as public waters by the NH Department of Environmental Services (DES). The listed public waters are generally lakes over 10 acres and the larger year-round streams. Any use and/or development in the buffer area must follow standards set forth in the Act. The standards restrict pesticide use, septic system leach fields, tree cutting, and structures within various setbacks from the ordinary or mean high water mark. In 2008, the Shoreland Protection Act was revised, reaffirming buffer areas with stricter standards. (See Appendix H for an overview of this state regulation.)

**Excavation Regulations:** State Law (RSA 155) requires a permit for any commercial excavation and prescribes standards for reclamation of excavation sites existing prior to 1979. The Town adopted local excavation regulations in November 2007 which will apply to new operations.

Town of Madison and State land use and other regulations are inspected by the Town Code Enforcement Officer under direction of the Selectmen, and are enforced by Town or State agencies.

## 2.4 LAND USE ISSUES AND RECOMMENDATIONS

The principal issues discussed below are taxation, residential density, and preserving rural character. Plans, issues, and recommendations for schools and town-owned properties are discussed in Chapter 6 - Community Services and Facilities.

### TAXES AND LAND USE

Remaining rural and residential in nature has a price. Madison's tax base is supported primarily by homeowners, and Madison continues to attract those who find the rural flavor of the Town to be desirable. Unfortunately, this also places the additional burden of service delivery upon the Town. In particular, the demands on the school system continue to grow and this cost represents the most substantial portion of our tax rate – over 75%.

Like many other rural towns in our state, we struggle to strike a balance with the tax burden on property owners, managing growth and development without adverse impact on our quality of life, and providing quality education for our children. The town should continue to explore innovations in zoning and planning, which would result in increased revenue without sacrificing the rural character of the Town. The Planning Board should also continue to develop its analysis and planning process, obtaining effective computer analysis and planning tools and investigating growth control techniques that have been effective in other rural communities. Part of this goal has been implemented with the use of a Road Survey program developed by Ned Connell Transportation, which will assist the CIP committee and the Selectmen in developing a road maintenance and repair schedule. A significant storm event in April 2007 decimated a considerable portion of the town's road system. Reconstruction and repairs were accomplished using Federal Emergency Management funds. This necessitated an update of the survey by NCT, completed in March 2010, which will now be maintained by town staff for use by the Road Agent, Selectmen, and CIP Committee.

Specific recommendations relating to taxation are:

1. **Commercial Zone on Route 16.** As a first step in zoning, Madison, like many towns in New England, established narrow commercial zones along its major highways. As a result, commercial zones in Madison effectively allow only strip development. Although the *Planned Unit Development* provisions of the Zoning Ordinance were introduced to allow unobtrusive commerce in residential zones, there were no areas in town that were specifically zoned to attract high quality office or industrial parks, modern resort-hotels, or attractive retail facilities.

The Conway Bypass program will add approximately 1.8 miles of State-owned controlled-access highway to Madison with a consequent reduction in taxable land. The new Bypass highway will not permit access by driveways or roads. In addition, the Route 16 upgrade program scheduled for 2016 will reroute about 0.7 miles of Route 16 south of the Albany town line. Surveys completed in 2009 indicate that most property owners

would be willing to incorporate more small industry and retail stores in the commercial areas. However, they emphatically do not want large commercial establishments to be the first view when entering Madison. Although an increase in commercial development by itself does not guarantee an increased tax base, generally businesses do not generate the same need as residential properties for town services. In addition, in order to maintain a rural atmosphere, it is important to provide basic services within the community for its residents. It is hoped that the 2010 change to the commercial zone (see 2.3 Current Zoning Regulations) in this area will provide opportunities for development to benefit the property owners, residents, and the town. This could be accomplished through the possible use of inclusionary zoning, which could include lot density and coverage, parking, and buffers, while maintaining an architectural symmetry with the surrounding residential neighborhoods.

**2. Vacation and Second Homes.** Madison is fortunate to have a large number of summer homes that share a substantial portion of the tax base, yet make little demand on services. Retirees also provide a positive contribution to Town finances and provide many additional benefits through donations and volunteer services. The town should consider actions which could make Madison more attractive to these potential homeowners.

**3. Capital Improvement Strategies.** New residential subdivisions generally include new roads or road improvements to existing town roads that facilitate access to the subdivision. In addition, the Town may incur additional highway service and maintenance costs and essential services which may exceed the revenue derived from the new residences. The town should evaluate the impact and the cost of capital improvements of service and road maintenance for new subdivisions to minimize the adverse impact on taxpayers.

## **RESIDENTIAL DENSITY**

The Build-out Analysis from 1999 showed that Madison has over 10,000 acres of private land that can be developed. In addition, the Town has many steep slope areas that contain highly desirable view sites and over 1000 existing lots of record that are less than one acre in size. This means that with the 2 acre minimum on new lots there is a potential, although unlikely, for over 5,000 new homes and an eventual population of over 15,000, seven to eight times the present population. Madison should continue to proactively plan and develop regulations that will encourage sustainable growth while maintaining the rural and residential character of the Town.

That being said, in 2008 the legislature handed down a new statute requiring all towns to provide their fair share of affordable housing by allowing reasonable and realistic opportunities for the development of workforce housing, including rental and multi-family housing. Once again, inclusionary zoning was considered by the Planning Board to establish criteria for incentives that may make affordable housing development feasible such as zoning exemptions and density bonuses in return for units for low and moderate income households. A 2010 zoning amendment was adopted to meet the

statutory requirement for workforce housing. Specific requirements would need to be met before becoming eligible for any zoning incentives for workforce housing per the requirements of a Conditional Use Permit administered by the Planning Board.

In addition to zoning, there are several forces that are helping to manage residential density in the near term. These include:

1. **Natural Conditions.** The existence of wetlands, ledge, and steep slopes, very often requires lots greater than two acres in order to meet State specifications for potable water and sewage disposal systems.

2. **Property Tax Benefits.** As described under “Existing Open Space” on page 2, over half of Madison’s acreage has been granted Current Use status. Such a designation provides tax benefits that can be retained until land is developed for uses other than forestry and agriculture.

3. **Subdivision Regulations.** The current regulations require developers to provide adequate drainage and to build any new roads in subdivisions to Town Class V road specifications. An amendment introduced in 1999 permits the Planning Board to limit successive subdivisions of parcels where additional subdivisions could lead to unanticipated Town services in outlying areas in an attempt to avoid “scattered and premature” development. In 2008, a zoning amendment adopted by Town Meeting, prohibited subdivision on Class VI roads.

4. **The Real Estate Market.** The downward trend of sales prices for homes in the area over the last several years appears to be slowing. Data provided by the NH Association of Realtors indicated that, statewide, January 2010 sales of residential homes was up by 16.5% compared with the same period in 2009. Locally, Carroll County sales for January 2010 were up 6.5% from this same period last year.

Most analysts in the industry welcome this most recent softening of the market as a much needed price correction. Sales prices in the late 90’s and early part of this century created a super-heated market with prices of single family homes soaring out of the reach of most people. The recent market correction has, unfortunately, found many people with sub-prime mortgages on the short end of the stick as adjustable rate mortgages came into their adjustment periods, even while home values fell. These conditions have left many homeowners with impossible loan to value ratios and without the ability to make monthly payments or refinance and have given rise to the recent rash of home loan foreclosures.

The silver lining in all of this market correction is that, ultimately, homes will once again become more affordable for first time homeowners and local valley residents. The Mount Washington Valley continues to have a shortage of affordable housing, but the recent market correction will certainly lend itself to easing this situation. Also, even with the recent market correction of the past 2 – 3 years, the Mount Washington Valley continues to be a great place to invest in real estate. According to New Hampshire Association of

Realtors data (NHAR), a home purchased in 1994 in Carroll County, NH was worth 116% more at year ended December 31, 2007 than the purchase price paid for it in 1994.

We remain optimistic that Madison and the surrounding valley will continue to enjoy the quality of life and market value protection it has seen over the past decades for years to come.

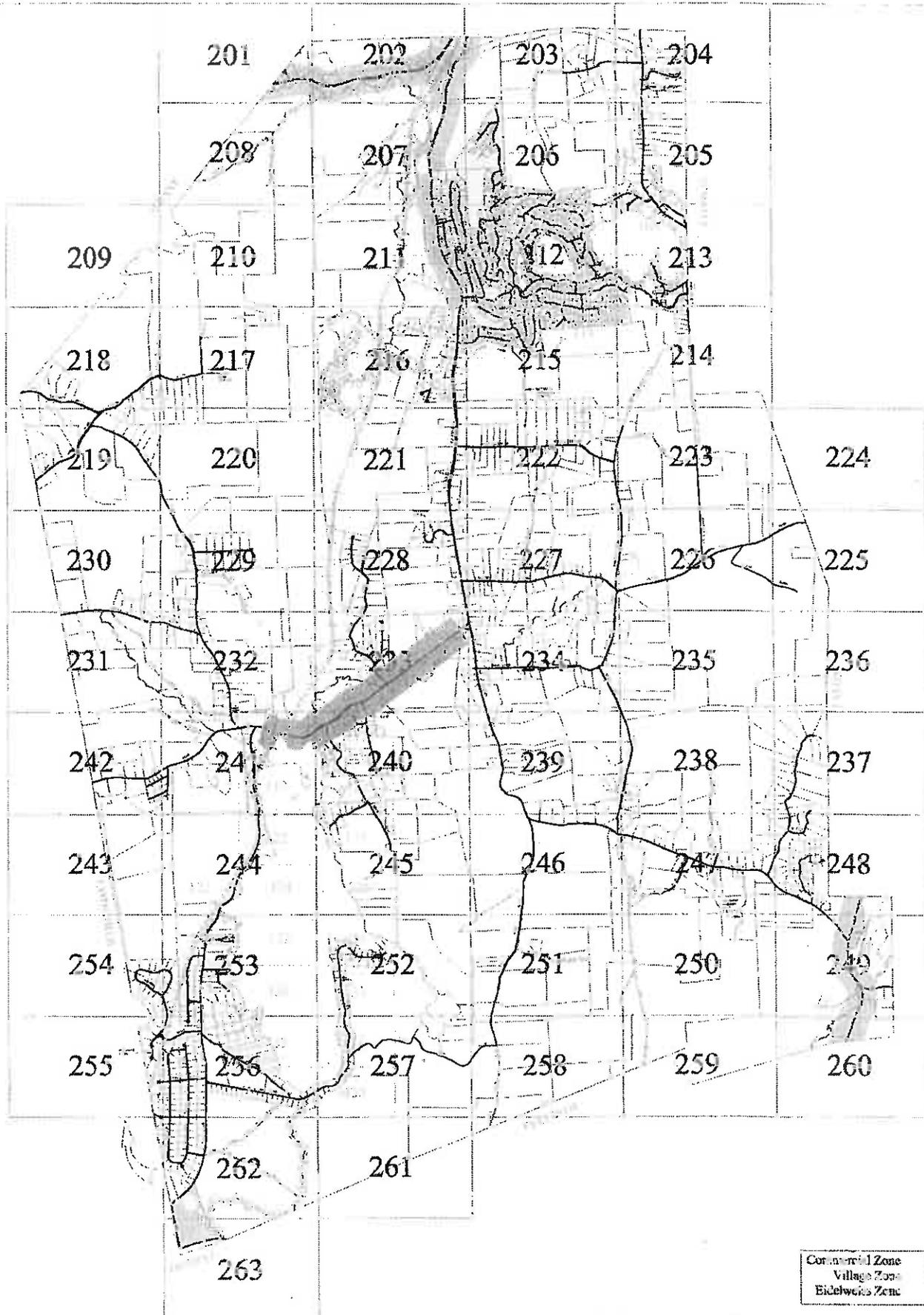
In spite of the above inhibiting factors, however, the prospect of superior schools and the quality of life that currently exists in Madison will undoubtedly lead to a demand for higher residential densities in the long run. The Town should therefore consider establishing one or more residential zones with larger lot sizes for remote sections of Town. Larger minimum lot sizes could protect the property values of residents in these areas and assure new buyers that the rural character of Madison will not eventually be destroyed. (See Chapter 3 - Housing).

## **RURAL CHARACTER**

To help promote the rural character, new homes and businesses will be encouraged to be unobtrusive from principal roads through the use of property set backs and screening buffers. This is true regardless of any long-range efforts to limit residential density. Although several of the measures listed below affect appearance (not substance), they all should be considered.

1. **Clear-cutting.** Regulations that could permit “view cutting” but assure minimal removal of natural vegetation in new subdivisions should be examined.
2. **Reintroduction of Agriculture.** Although they may be economically marginal, forestry, domestic horticulture, and animal husbandry are becoming more popular as an avocation, because of their educational and recreational benefits and because they involve a healthful outdoor family-oriented lifestyle. The town should stimulate school and recreational programs that help to revive our agricultural heritage.
3. **Home Occupations.** Possibilities for telecommuting, higher education, and entrepreneurial service and information businesses continue to emerge. They enable workers to live in ideal surroundings while engaged in high-paying jobs. The future peak for the service economy is difficult to predict, but the growth of dispersed service industries can be expected to impact rural areas such as Madison in the 21<sup>st</sup> century. The Town should encourage business and educational institutions that provide increased incomes without reducing rural atmosphere. The Planning Board should examine the scope and definition of home occupation uses allowed by the present zoning ordinance and propose any necessary amendments to the ordinance.
4. **Accessory Dwelling Units:** Survey responses were varied, but generally supported Accessory Dwelling Units in specific areas. The Planning Board should study the desirability of ADUs and provide zoning amendments accordingly.

**5. Scenic Views:** The Planning Board adopted eight scenic vistas in 1998. These areas should be re-evaluated to determine adequate protection. Other potential vistas should be evaluated for potential inclusion for protection.



## CHAPTER 3. HOUSING

Housing construction in Madison is driven mostly by market forces. Although the Zoning Ordinance adopted in 1987 required a minimum lot size of two acres, there were already over 2200 grandfathered lots of record that were less than two acres in size. For these smaller lots, State standards for septic systems tend to be as restrictive on new construction as the Town's zoning ordinance.

### EXISTING HOUSING

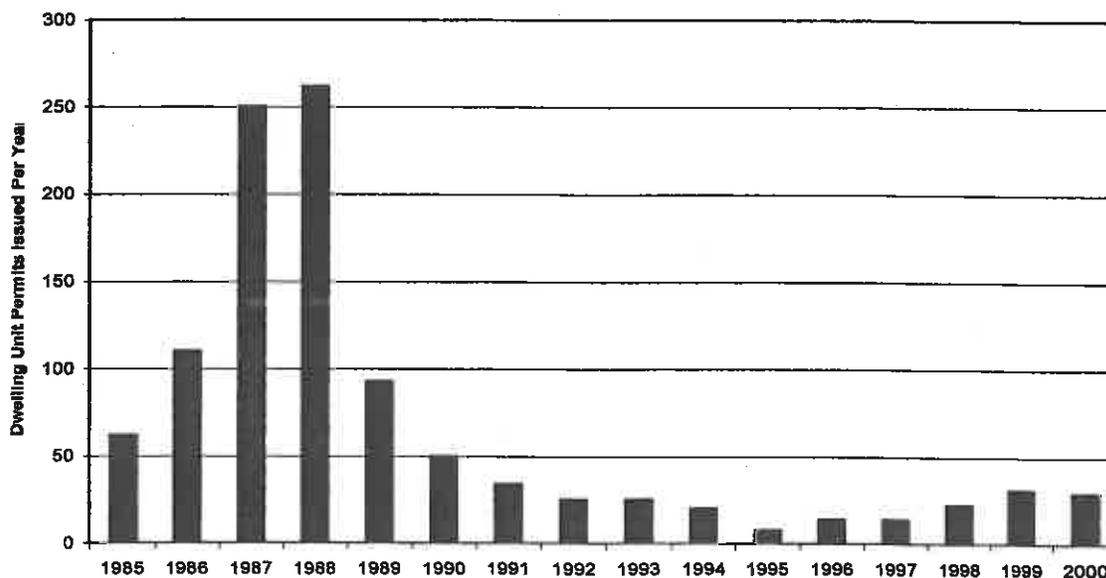
The recent growth and current mix of housing types is shown in the table below.

Type of Housing	Number of Dwelling Units		
	1980	1990	2000
Year-round		761	826
Seasonal	Breakdown	661	718
	Data Not Available		
Single Family		1,219	1,368
Multi-family		105	105
Manufactured Housing*		98	71
<b>Total**</b>	<b>439</b>	<b>1,422</b>	<b>1,544</b>

\* Mobile homes only

\*\* Excludes dwelling units in commercial buildings

An enormous increase in homes occurred in the mid-1980s. The largest number of building permits was for second homes in Eidelweiss and Davis Pond plus a scattering around Silver Lake. Construction of new homes declined from 1990 to 1995 but appears to be on the increase since then. The bar graph of dwelling unit building permits shown below illustrates the rate of new construction.



## HOUSING OBJECTIVES

Although 73 percent of respondents to a survey of taxpayers in 1986 favored limiting growth to 5 percent or less per year, Madison has enacted no regulations that would place specific limits on the rate of growth of housing. On the other hand, it has no plans or programs to provide financial assistance for construction of any type of public or private housing.

The current Town housing policies are:

- 1) Madison does not discriminate.
- 2) Housing size and quality are determined by market forces with no constraints by the Town on owner or resident income level.
- 3) Premature housing developments which would require capital expenditures or service expansions beyond those planned by the Town are prevented insofar as possible.
- 4) Residences must meet State water source and sewer system standards and the requirements of Madison Zoning and Building Permit Ordinances, and Subdivision and Driveway Regulations.
- 5) Homes must be accessible to police, fire, and rescue services at any time of the year. Safe and reasonably convenient access to schools by school-age children must be assured.
- 6) Seasonal and retired residents are attracted by the natural beauty of Madison, by its recreational, social, and cultural activities, and by the clear efforts of its residents to preserve its historical and environmental assets and rural character.

All indications are that the population of New Hampshire is becoming considerably older and more affluent than it has been since the condominium boom of the 1980's collapsed. This means that Madison can expect a renewed interest in seasonal and retirement homes.

Madison does not have a building code governing construction of dwellings. However, the Town's building permit process assures compliance with the Town's zoning, site plan review, and subdivision and driveway regulations. It also assures compliance with State septic system design and construction, environmental protection, scenic roads, and energy conservation requirements. State of New Hampshire and Town of Madison regulations are enforced by the Town's Code Enforcement Officer under supervision of the Selectmen.

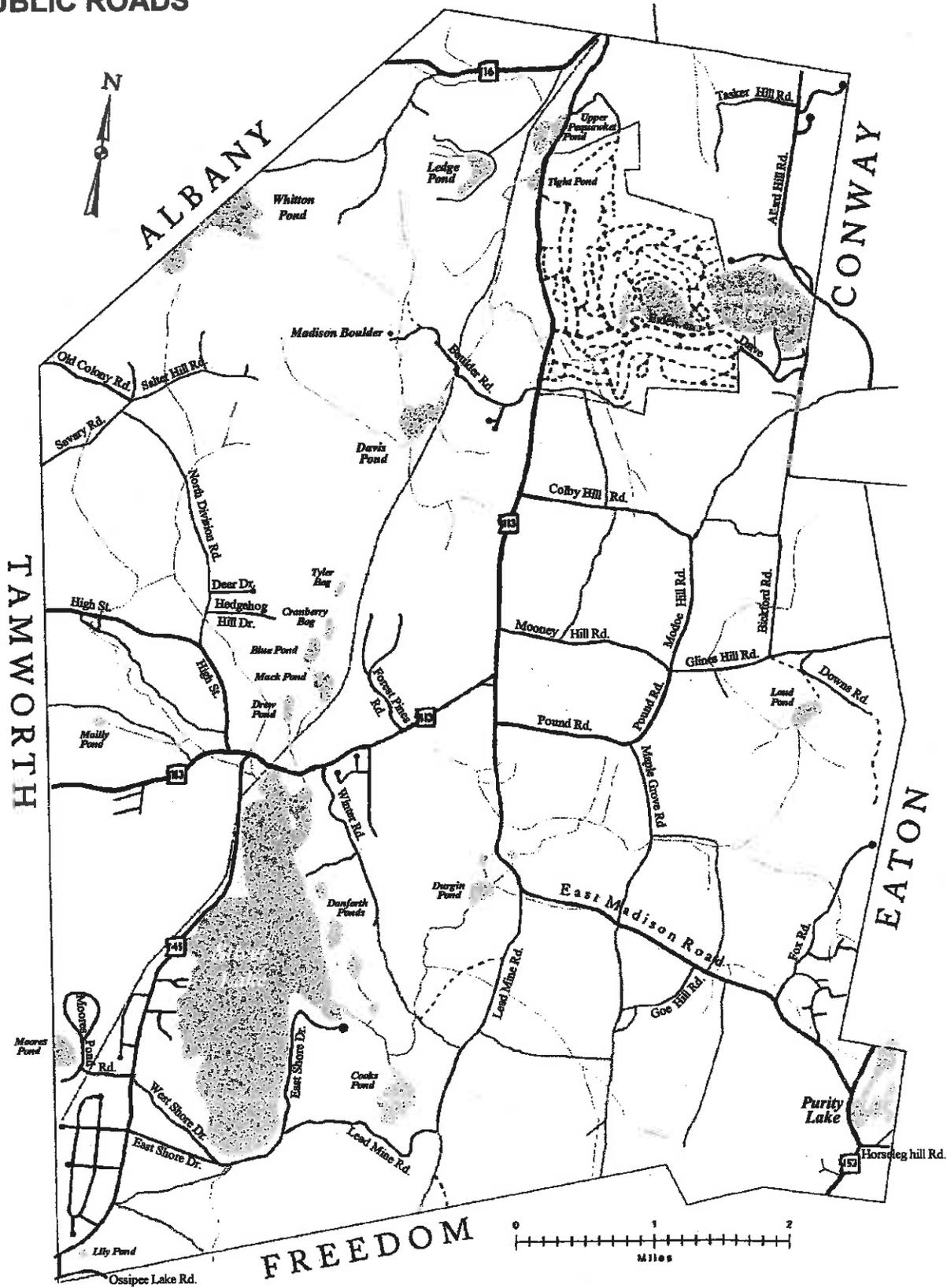
Since most of Madison is zoned residential, and the Town has managed to retain its rural character, it has become a highly attractive suburb of Conway. Recent data on commuting is not available, however, the 1990 Census showed that 74 percent of Madison residents commuted to jobs outside of town. With the growth of manufacturer's outlets and other retail stores in Conway during the past decade, the region is becoming a popular shopping destination, and the trend in out-commuting by Madison residents can be expected to increase.

## RECOMMENDATIONS

The Town should investigate:

- Modifications to existing Town regulations that would insure the health and safety of new dwellings without adopting a complex building code (for example, requiring that electrical work be installed by licensed journeymen in accordance with State building codes). The Selectmen feel that there is no immediate need to adopt a strict building code (such as the BOCA code). Many homes have been constructed by young people who could not afford one unless built by their own labor. The Town Code Enforcement Officer has been requested by the Selectmen to recommend simple requirements that would be useful and easy to administer.
- Means to maintain a balance among homes for retirees, summer residents, and commuters that will improve the property tax burden on year-round resident property owners. Study should focus on the needs of each of these groups and what features or services of the town would influence their decisions.
- The potential for retirement housing (and employment) under the "Planned Unit Development" section of the Zoning Ordinance. A three-tier retirement community is permitted that could offer health and assisted living services that are not currently available in town.

# PUBLIC ROADS



——— Paved\*      - - - - Gravel      ····· Class VI      - · - · - Eidelweiss District Roads  
 \* State and Town      - - - - Unproven Class VI

## CHAPTER 4. TRANSPORTATION

### CURRENT TRANSPORTATION

Almost all transportation in Madison is by private vehicle. There is no rail service and none is likely to become economically feasible. Private intercity bus service is available at Watson's Corners (Routes 16 and 25) and in Chocorua and Conway on Route 16. Recent efforts by the Carroll County Transit to establish fixed commuter routes through the center of Madison may take effect in the summer of 2010. The public transit will be partially funded by local communities, as in the approved 2010 warrant article for \$3,000. It remains to be seen whether the use will sustain the route through town.

Madison is currently served by State Highways, Town-maintained Class V roads, Class V roads maintained by the Village District of Eidelweiss, and by a smaller number of private roads (see map on facing page). In addition, the Town and the Village District either own or have public rights of travel to a considerable mileage of traditional farm, mining, and forestry roads (Class VI) that are not maintained. Many of these are not passable by motor vehicles. The current approximate mileage of each type of road is:

Type	No. of Roads	Paved	Gravel	Unimp
State Highways	4	14.3 mi.	-	-
Madison Class V	34	23.2 mi.	25.8 mi.	-
Madison Class VI (est)	42	-	-	10+mi.
Eidelweiss Class V	60	4 mi.	11.5 mi	-
Eidelweiss Class VI (est)	20	-	-	5 mi.
Private (est)	12	-	1.5 mi.	1.2 mi.

The mileage of Town-maintained Class V roads grew from about 28 miles in 1976 to about 48 miles in 1986. It has grown little since, with only a few new private roads as a result of new subdivisions. During the building boom of the 1980's, private roads, not maintained by town services, were built mostly in development at Madison Shores on Davis Pond. Subsequently, there have been roads established in recent subdivisions such as Banfield Hollow, Colby Hill, and North Division.

During the past decade, Town capital highway budgets have focused on improving Class V roads: paving major access roads, widening the traveled way and shoulders, raising the gravel base, ditching, and improving drainage. As a result, the Town is now fairly well interlaced with year-round roads covering all but the wetlands and steepest slopes.

**Class VI Roads.** The 1998 Town Meeting established a Class VI Roads Study Committee to protect the public interest in Class VI roads. The committee's mission was to research, document, and confirm a complete list of the roads. These roads are public rights-of-way that are no longer maintained by the Town but on which the public has a right to travel at its own risk. The Town recognizes the value of these roads for diverse

recreational uses, for firefighting, for access to interior lots, and for future upgrading to Class V roads, if that were to be in the best interest of the Town.

A final report of the Class VI Roads Study Committee, along with reference maps and backup material, is available at the Town Library. The report's most important recommendations are that the Town should put all documented Class VI roads on official maps and place identifying signs on the roads themselves. Legal challenges have resulted in a reversal of the findings of the committee in two instances.

In 2008, Town Meeting voted to approve an amendment to the Zoning Ordinance, which prohibits subdivision on a Class VI road. Property owners wishing to construct a single dwelling on a single lot on a Class VI road may apply for a building permit pursuant to the procedure in state statute (RSA 674:41): review and recommendation by the Planning Board, with final approval by the Selectmen. Building permits will generally not be issued for dwellings that require access by Class VI roads unless the homeowner assumes responsibility and the Selectmen are assured of continuing adequate year-round maintenance by the owner. A Class VI Road Waiver of Liability form must be signed by the owner and recorded at the Registry of Deeds.

**Scenic Roads.** State transportation law (RSA 231:157 and 158) permits towns to designate selected roads as "scenic roads" which are thereafter protected from unnecessary cutting of trees and removal of stone walls by highway departments and public utilities. Madison currently has twelve Scenic Roads amounting to a little over 31 miles. The designated roads are:

Bickford Road	Mooney Hill Road
Colby Hill Road	North Division Road
Downs Road	Old Colony Road (formerly Orchard Road)
Glines Hill Road	Pound Road
Lead Mine Road	Salter Hill Road
Modoc Hill Road	Winter Road

In accordance with the RSA, removal of large trees and removal or relocation of stone walls by highway departments or public utilities are to be approved by the Planning Board on a case-by-case basis. Landowners rights are not materially affected by designation as a scenic road.

## **TRANSPORTATION POLICIES**

The highest priority in transportation planning and budgeting is public safety. This includes constructing and maintaining roads that are inherently safe and which provide access for emergency services at all times. For budgeting purposes, road maintenance (preservation of the Town's capital investment) has a higher priority than does new construction. Roads within new subdivisions are required to meet Class V standards in accordance with Subdivision Regulations administered by the Planning Board.

**New Roads and Major Upgrades.** To the extent possible, taxpayers town-wide will not be burdened with the costs of building new roads or major improvements to existing roads that may serve new developments. Such developments or subdivisions are considered premature if road construction expenditures are not specifically planned in the Town's Six-year Capital Improvements Program (CIP).

New roads and major upgrades to existing roads are funded through the CIP which is updated each year and acted on by Town Meeting. Primary responsibility for the CIP lies with the Planning Board who solicit recommendations annually from Town departments and committees. The Planning Board is responsible for recommendations on new roads and major upgrades. The CIP is reviewed and adopted for recommendation to the Board of Selectmen and the Budget Committee who develop a budget and related articles for the Town Meeting Warrant, including appropriations for each Capital expenditure and each of the Capital Reserve Funds. Town Meeting acts on each Warrant Article at its annual meeting in March. (See RSA 32-34, Municipal Budgets).

**Public Transportation.** As noted previously, Carroll County Transit may establish fixed commuter routes through the center of Madison in the summer of 2010.

At present, Madison contributes regularly to the home-delivered meals, congregate meals, and transportation provided by the Gibson Center for Senior Services, Inc. and Neighbors Helping Neighbors.

**Street Maps.** In furtherance of public safety, Madison has contracted for preparation of street maps and house numbering consistent with communication and location technologies that proved maximum useful location information for police, fire and rescue units to use in responding to 911 emergency referrals. Postal and telephone book addresses have been changed to coincide. All property owners with structures on their property are required to prominently display 911 house numbers for efficient and accurate emergency response.

#### **MADISON HIGHWAY DEPARTMENT**

The Highway Department in 2010 consists of five full time employees and one part-time employee. During severe winters the services of a contracted bucket-loader may be utilized. The Department is managed by a Highway Agent elected for a term of three years. Equipment is housed in a building and storage area on Route 113 behind Town Hall and adjacent to the Fire Station. Responsibilities include:

- Plowing and sanding 48.9 miles of roads during the winter months
- Repairing potholes in paved roads
- Grading and spreading calcium chloride on gravel roads
- Cleaning culverts and ditches
- Cutting brush and fallen trees in road right-of-ways
- Installing new culverts
- Inspecting and approving all driveway installations
- Maintaining road shoulders
- Installing road and safety signs

- Maintaining parks and beaches
- Supervising the transfer station
- Maintaining equipment

There are many more demands placed on the Highway Department today than just fifteen years ago. The resident population must get to work, attend meetings, or go shopping shortly after a heavy snowfall, and they demand to be plowed immediately. During the dry spells of summer there is an increasing demand for calcium chloride to keep down the dust. In summary, the taxpayers insist that all town roads be passable year round.

At present, the Highway Department has available three heavy duty trucks, two medium duty trucks, one light duty truck, snow plows, sanders, and a backhoe, grader, sweeper, loader, and chipper. The program for replacing vehicles and equipment is included in the CIP.

### **VILLAGE DISTRICT OF EIDELWEISS PROGRAMS**

There are about 11.5 miles of gravel Class V roads in Eidelweiss, 5 miles of Class VI roads, and 4 miles of Class V pavement. The main thoroughfare is Eidelweiss Drive, which bisects the District with steep terrain both to the north up Oak Ridge and to the south up to Reinach Place. The topography and road layout represents significant challenges and issues relating to snow fighting and road maintenance.

Changes in procedures in the last few years have markedly improved the effectiveness and safety of the District's Department of Public Works in fighting snow. Costs have also been reduced. The main challenge at present is to get a better match of equipment with the terrain and the conditions encountered during winter.

Snow fighting: Smart sanding and smart salting techniques need to be developed further to reduce the impact upon the environment. These should include a study of computer controlled ground speed control devices for spreading sand and salt and more sophisticated methods for determining road temperature and weather changes. Anti-icing of paved roads is presently being used as an additional means of reducing traffic problems during the winter.

Maintenance: Since adequate drainage is the key factor in road maintenance, a ditching program has been given a high priority in the last few years. In addition, an engineering technical drainage study of Eidelweiss Drive carried out in 1995 indicated that the culverts were correctly placed but inadequately sized. This appears to be true for most of the District. A large number of culverts have now been replaced. Mapping of problem roads over a number of years has helped identify those areas costing the most to maintain and they have been tackled first. They have not necessarily coincided with areas of greatest traffic. Experiments with alternatives to gravel surfaces and sub bases will be continued. However, paving of roads will be restricted to those where steepness of grade or safety dictate. A more effective dust control program needs to be developed particularly for the high traffic areas around ponds. It is also recommended that the

opening up of Class VI roads should be phased in gradually only when all the Class VI roads are adequately repaired and reconstructed. A phased in approach will limit the impact on budgets and on maintenance procedures.

## **ISSUES AND RECOMMENDATIONS**

In the past, Planning Board members have participated in roads committees appointed by the Selectmen to plan highway projects for inclusion in annual budget appropriations. The Planning Board contracted with Ned Connell Transportation (NCT) to create a master town road list which includes documentation of the condition of each road. The list may be used to prioritize both maintenance and upgrades of roads.

In the spring of 2007, torrential rain resulted in severe damage to many town roads. FEMA funds were allocated to supplement town funds for repairs. As a result of that disaster, the Selectmen established a Road Committee, which subsequently was reformed as a subcommittee of the Planning Board. It's task was to update the road survey based on information from both the Road Agent and the FEMA work sheets, in order to re-prioritize the maintenance needed in future years. Subsequently, this became unmanageable due to the scope of reconstruction and repairs as a result of the FEMA work and NCT was contracted to do an update report. The Road Agent, Board of Selectmen, and CIP Committee will be able to use the information to provide more accurate road improvement plans and related costs.

**Highway Planning Process.** Because highways and land use are highly interdependent, and because recent subdivision approvals have raised issues of adequate road access, the Planning Board needs to develop an analysis and planning process and a long-range (at least six years) plan for town investments in roads. It is recommended, therefore, that the Planning Board obtain professional assistance in designing an annual program. The initial technical assistance should include preparation of Planning Board recommendations for the roads and bridges segments of the upcoming six year Capital Improvement Program, including coordination with the Madison Highway Agent and Selectmen.

There are a number of options and specific issues to be resolved that will make selection of priorities challenging. These include:

- Effects of the Conway Bypass and Route 16 upgrade;
- Emergency access to dwellings and secondary access to concentrations of existing and future homes;
- Pedestrian safety, especially near the elementary school;
- Truck traffic on Routes 41 and 113, and unsafe sections of Route 41;
- Connectivity with Eaton and Conway;
- Paving and widening of existing Class V roads; and
- Improvement of Class VI roads.

**Class VI Roads.** The Conservation Commission would like to see the Town analyze the status of Class VI roads and convert some of them to walking paths and trails. Remaining issues involve the actions required to convert any selected road to year-round use by the

public. In accordance with State law, landowners have the right to fence off the right-of-way (gates and bars) as long as fencing is able to be opened. There are many other practical questions involving the width of the right-of-way, and whether the Town would need to obtain ownership in order to re-grade or relocate the traveled way.

**Pedestrian Safety.** The safety of elementary school children walking, skating, or riding bicycles between school and ball fields has been a concern of Madison parents for some time. Several attempts have been made, but have failed because of uncertainties over the route as well as design characteristics, maintenance, and costs. A proposal to construct a paved walkway along Route 113 from the school to the library was rejected by Town Meeting. The issue will be addressed again in connection with development of a comprehensive site plan for the Ward Parcel.

**Highway Department Organization.** The Selectmen have proposed changing the name and responsibilities of the Highway Department to the Department of Public Works. This would allow for better supervision of maintenance of parks, public beaches, playing fields, cemeteries, and the Silver Lake dam.

The differences between elected and appointed Highway Agent have been raised several times in the past. Selectmen favor an appointed position because of the construction expertise, supervisory skills, and detailed knowledge of Town roads required for the job. They feel that the time necessary for a new Agent to become effective is too long to risk the possibility of changing managers every three years.

**Foot and Bicycle Travel.** The Planning Board should study the feasibility of travel lanes for pedestrian and bicycle travel along major roads such as Route 41 and Route 113 as first considered in 2005.

**Road Improvements.** Madison residents differ on the issue of whether or not to pave more roads. A blanket policy may not be practical. The question will undoubtedly be addressed on a case-by-case basis. Life-cycle costs need to be examined, as well as traffic volume, safety, the amount of dust and noise affecting homes, and impacts on the Town's rural character.

**Additional Scenic Roads.** Because scenic road designation helps maintain the Town's rural character, additional roads should be examined carefully during the coming decade. Designated roads in Madison are listed in the Appendix. Although designation confers few constraints on landowners, the concerns raised at Town Meeting need to be addressed. (Constraints are defined in RSA 231:158)

**Scenic Byways.** Federal and State grants are available under a program that is specifically designed to preserve and promote the natural and historic beauty of rural areas. Under the program, towns with roads which afford views of foliage, farms, lakes, mountains, or access to unusual geological or geological ecosystems may apply for designation as Scenic Byways. The Scenic Byways Program provides grants for projects such as: hiking and bicycle trails, traffic management, educational centers, underground

wiring, trailhead and overlook parking, and view-clearing. At present, the additional traffic and potential for harmful effects on the environment appear to outweigh any benefits available to Madison by designation as a Scenic Byway.

**Sanding & Salting Techniques.** Develop smart sanding and salting techniques to reduce the impact on the environment.



## **CHAPTER 5. UTILITY AND PUBLIC SERVICES**

In keeping with the wishes of residents, Madison does not plan to invest in utilities to provide municipal water, sewer, electrical power, or natural gas to residences or businesses. However, private and district water and sewer systems for public service are permitted and are regulated by State law. Currently there is one district (Eidelweiss) water system and one small privately-owned (Silver Shores) public water system in Madison.

There are no public sewer systems in Madison. Energy services are provided by Public Utilities and private enterprises. The Town of Madison provides solid waste disposal as a public service to residents.

### **VILLAGE DISTRICT OF EIDELWEISS WATER SYSTEM**

The early days of Eidelweiss were plagued with a water system inadequate for the demands being made on it. Working with consultant engineers and State officials, a Master Plan for the water system was produced in 1990 which identified finding a new source of water as the dominant issue. At the 1993 Annual Meeting the voters overwhelmingly supported a proposal to install a gravel packed well on District property on Route 113 and finance it with a 10 year bond issue. This well is rated to pump 288,000 gallons per day (gpd) and together with the existing wells at Muddy Beach the present system has a capacity of pumping over 350,000 (gpd), enough to supply twice the number of homes that are presently in Eidelweiss.

Future issues for the water system include the addition of a corrosion control facility due to go on line in 1997, improvements to the distribution system, replacement of storage tanks as needed and dealing with new regulations and compliance requirements.

### **SOLID WASTE DISPOSAL**

Up until 1986 the Transfer Station off Boulder Road was a landfill known as the Town dump. All kinds of household and industrial waste was brought to the site and dumped over the bank of a rather steep ravine. Brush, stumps, and wood were piled in an area near the steep slope and burned. There was a Town-employed part-time attendant (about two days a week) who operated the bulldozer and pushed waste into the ravine. Much of the present area was at the bottom of the dump area and has been filled over the years.

Late in 1985 the State Department of Health and Human Services required the Selectmen to close the dump and operate the facility as a transfer station. This meant that everything brought there had to leave eventually and as soon as possible. On February 4, 1986, the Department granted the Town a Solid Waste Management Facility permit that spelled out the conditions under which the station must operate. The Transfer Station has been operated in accordance with the 1986 permit.

Town policy is to accept household trash of residents without charge, to recycle all materials when it is economic to do so, and to charge fees for construction and demolition materials. Madison Selectmen have issued a new fee schedule and regulations effective January 1, 2002. Copies may be obtained at Town Hall.

### Transfer Station Regulations and Fee Schedule

The facility is for the use of Madison residents, taxpayers, or contractors doing business in the town. Any vehicle used for transporting waste material must have a current permit sticker attached and visible on the window, except seasonal renters (see below). Property owners will be allowed one sticker for each vehicle, with replacement stickers available at a cost of \$5 each. Anyone dumping illegally in or outside this facility will be fined up to \$500, and may have their privileges to use this facility revoked by the Board of Selectmen.

Stickers and coupons can only be obtained from the reception area at the Town Hall (M-W, & F 9:00 am to 3:30 pm) or by forwarding the necessary information along with a self addressed stamped envelope to PO Box 248, Madison, NH 03849. \$10 coupons may be purchased separately for disposal of appliances. Books of 10 are available.

Property owners who rent their property short term to non-residents must provide coupons for their renters to use. Coupons must be purchased by the property owner as stated above at a cost of \$1 per coupon. Non-resident coupons will be available in books of 10 only. One coupon per -visit must be presented to the attendant for dumping municipal solid waste (no appliances or construction debris). The one dollar coupon can also serve as a temporary beach pass.

Building contractors must give a photocopy of a current building permit prior to dumping. Commercial rubbish haulers must have a Town sticker for commercial use, and must keep a current client list with them for review as needed by the attendant.

#### Fee Schedule:

	<u>C &amp; D</u>	<u>Full Load</u>	<u>Half Load</u>
Truck	½ ton	\$60.00	\$30.00
Size	¾ ton	\$80.00	\$40.00
Capacity	1 ton	\$100.00	\$50.00
	Trailer	\$60.00	\$30.00

Refrigerators/Air conditioners: \$20.00

Hot water heaters, Furnaces, Electric/gas ranges, Washers/dryers: \$10.00

Demolition coupons are available in ten dollar increments to dispose of the above items.

Residents who are dumping construction debris from the demolition of personal property where new construction will not take place will not be required to show a building permit but must still pay the above fees.

In conjunction with the State's requirement that municipal landfills be closed per existing regulations, the town received a formal request from the Department of Environmental Services (DES) in August 1997 to submit a schedule for closure of its former 2.5 acre landfill. The estimated cost of closure is \$300,000. On the assumption that DES will agree to delaying completion of the project until 2003, the Selectmen have proposed and Town Meeting has approved putting funds into Capital Reserve for this purpose.

## CHAPTER 6. COMMUNITY SERVICES AND FACILITIES

### INTRODUCTION

Madison is governed by a legislative resident population who meet at least once a year in March at "Town Meeting" to vote on the budget and other important matters to come before the body. Three elected officials known as selectmen form the executive branch of government and are responsible for the day to day operation of the town. The selectmen are assisted in their duties by a number of departments, boards, and committees most of whose members are volunteers. Elected and appointed Town officials, boards and committees and their responsibilities are listed briefly in *Appendix B*.

This chapter describes the committees, existing services, facilities, and future plans for:

- 6.1 Town Government and Properties,
- 6.2 Village District of Eidelweiss
- 6.3 Madison Schools (to be added)
- 6.4 Madison Police
- 6.5 Madison Fire and Rescue
- 6.6 Madison Library

The missions and plans of other Town boards, committees, and departments are described in relevant chapters of this plan:

- Planning Board and Zoning Board of Appeals missions are discussed in *Chapter 2. Land Use*, and in *Appendix C. Planning and Zoning*.
- The Madison Highway Department and Eidelweiss Public Works Department operations are described in *Chapter 4. Transportation*.
- Recreation Committee and Old Home Week Committee missions and programs are in *Chapter 7. Recreation*.
- Conservation Commission, Town Forest Committee, and Heritage Commission missions and programs are in *Chapter 8. Conservation and Preservation*.

## 6.1 TOWN GOVERNMENT AND PROPERTIES

### SELECTMEN

Duties of selectmen in New Hampshire are prescribed by law and consist of much more than the supervision of Town employees. Selectmen authorize expenditures and contracts, monitor or oversee the work of numerous boards and committees, are responsible for all Town properties (including roads and rights-of-way), oversee issuance of building permits, oversee enforcement of zoning, subdivision and site plan regulations, oversee enforcement of State health and safety codes, oversee assessment of private property, develop the Capital Improvement Plan and Annual Budget, set tax rates, and more.

The Town has been fortunate in attracting one or two Selectmen over the past several years that are willing to devote their time to executive duties. The recent appointment of a Town Administrator has relieved them of a number of their tasks, but there remains a commitment of time to keep the Town running smoothly. The day will come when elected Selectmen are not able to commit 20 hours a week to the position. **It is recommended that the town consider hiring a full-time Town Manager during the next ten years.** It is difficult to recommend just when this should happen, but the timing will be appropriate, when executive duties exceed the time that can be volunteered by the Selectmen.

All properties in the Town were reevaluated by the Selectmen in 1993 as suggested by the state, due to assessments falling disproportionately below fair market value. The previous revaluation had been completed by the James W. Sewall Co. of Old Town, Maine in 1977. Because of complaints from a number of Eidelweiss residents alleging inaccurate assessments by the selectmen, the State Board of Tax and Land Appeals ordered the Town to reevaluate all properties. The selectmen hired a team of state assessors to do this in 1995. Subsequently, the Town employed a private assessor on a part-time basis to handle requests for abatements and to assess new construction. In 2000 it became necessary to reevaluate all properties again and the \$75,000 appropriation was contracted out. Results will be reflected in the 2002 tax bills.

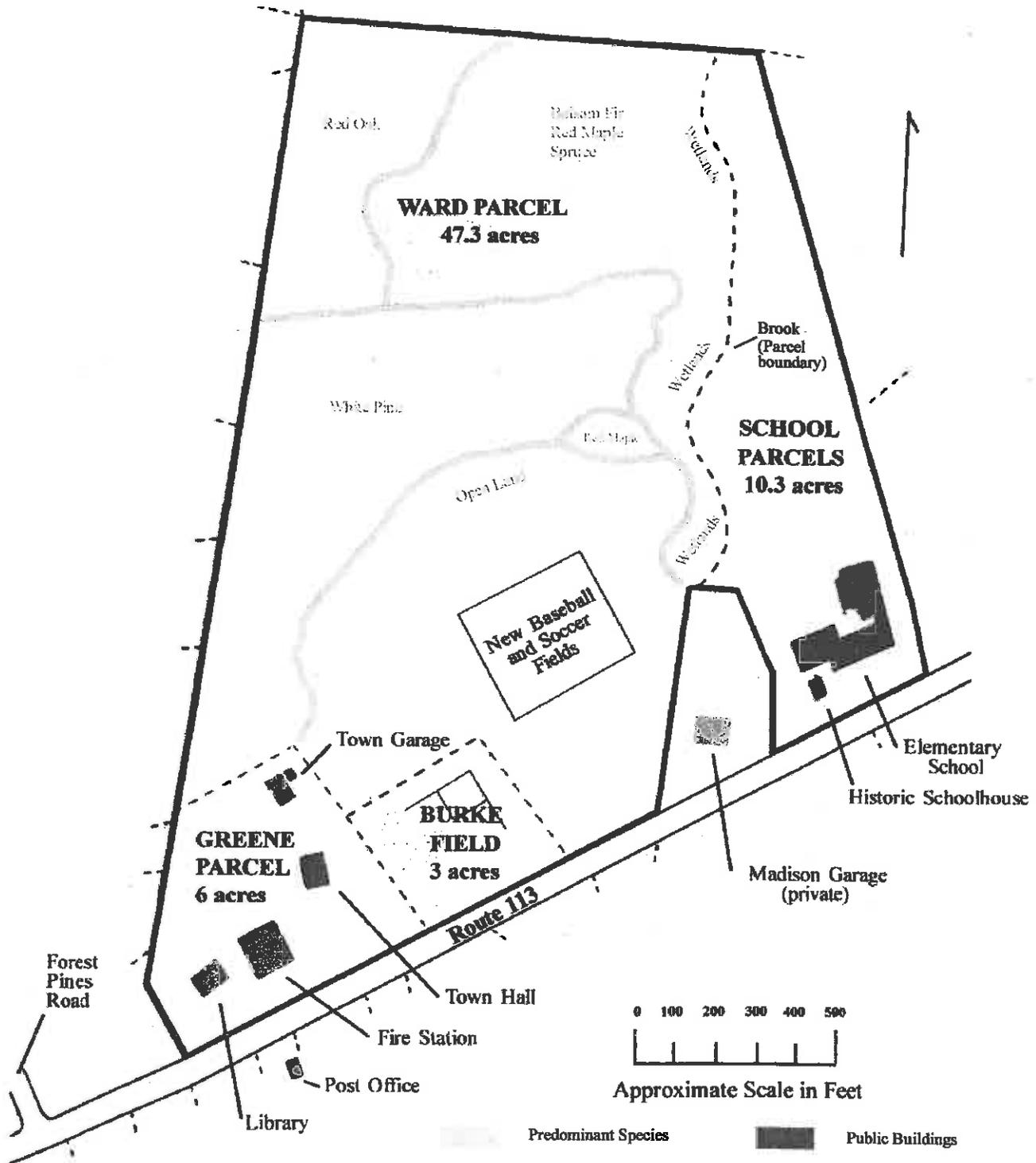
### TOWN OFFICES

Prior to the 1980's, the Selectmen's office was on the second floor of the old Town Hall (originally Oddfellows Hall) in a space not much larger than a storage closet. When the Fire Department moved into its new station, the old facility became available to consolidate Town offices. In 1983, the Selectmen, Town Tax Collector/Town Clerk, and Police Department moved into the fire station building on Route 113 near the corner of East Madison Road.

In March, 1999, Town Meeting voted to move the old Town Hall to a site on Town-owned property between the new fire station and Burke Field. The restored building has sufficient space on the two lower levels for all current needs for offices and meeting rooms. It houses the offices of the Selectmen, Town Clerk and Tax Collector, Town Administrator, Town Treasurer, Police Department, and a general-purpose conference room. The building meets accessibility requirements with ground-level entry at both levels, and has room for expansion onto a third floor when needed.

# TOWN-OWNED PROPERTIES

September, 2001



## **OTHER TOWN-OWNED PROPERTIES**

In 1997 Selectmen commissioned an ad hoc Town Properties Committee to review the status of all Town-owned properties. The Committee completed its monumental task with a report in 1998 on 26 individual parcels of land totaling 1,321 acres. Surveys, maps, and deeds were verified and referenced, and descriptions and recommendations were provided on each parcel. Of the 26 parcels, 13 parcels (75 acres) are used for recreation and town services, and 13 (1,246 acres) are conservation lands and Town Forests.

In 1999, as a follow-up to the Property Committee report, Selectmen requested that the Planning Board organize a subcommittee to look further into four of the parcels, including the ones affected by moving the former Town Hall. Of major concern was long range use of the Ward Parcel. The Planning Board Subcommittee reiterated the recommendations of the Property Committee to protect the Town's interest in its properties by obtaining additional surveys. It also made suggestions for additional uses of the Ward Parcel and recommended that a comprehensive long range site plan be developed for all of the Town properties on Route 113. Among the long range planning recommendations for Ward parcel were:

1. Locations for tennis and basketball courts, horseshoe pits, a picnic pavilion, restrooms, a storage facility for Old Home Week equipment, and parking facilities as recommended by the Recreation Committee.
2. A pathway from the Elementary School to the ballfields, routed behind the Madison Garage property.
3. Future needs for expansion of the Elementary School and playgrounds.
4. Long range plans for locations of not-for-profit and town-owned community institutions such as the Madison Historical Society, museums, public garden, etc.
5. Purchase and removal of the Madison Garage to create a cohesive community center.
6. Preservation of as much natural vegetation as possible with new landscaping and screening that maintains a rural appearance for modern sports facilities.
7. Finding a more appropriate site for the Town Garage and Town highway maintenance equipment now that the Town Hall has been relocated.
8. Other features to be considered include: a nature trail, picnic tables, hiking, cross-country skiing, and bridle trails, a gazebo or bandstand, an amphitheater, and lighting.

In March, 2000 Town Meeting approved a Capital Improvement Program of \$10,000 for planning and initial development funding of \$20,000 in 2002. Assistance has been obtained from the New Hampshire Office of State Planning with a goal of presenting a comprehensive long-range plan at the March 2002 Town Meeting.

### **Town Building Maintenance**

In addition to the Madison Elementary School, the Town owns and must maintain a number of buildings. In the past, this has been done on a hit-or-miss basis or when the roof leaks -- fix it. In order to maintain the buildings so that no unexpected problems will occur in the future, a survey of each building has been made with repairs scheduled by year for inclusion in future budgets. The principal buildings are: Town Hall, the Burke Field storage building, the Town Garage, Fire Station, and Historical Society Building.

## 6.2 VILLAGE DISTRICT OF EIDELWEISS

Eidelweiss was originally developed in the 1960's by the Great Northern Land Company as a resort community. Declining sales and other factors forced the developer to withdraw in the late 1970's leading to the formation of the Village District in 1979. Village districts or precincts are municipalities formed in accordance with state statutes under RSA 52-1. Under this statute, village districts may be formed for any or all of 14 different purposes. These include fire protection, police, water, street lighting and the layout, construction and maintenance of roads. Under RSA 52, village districts, for the purposes for which they are formed, have all the authority, responsibilities, and liabilities of town. The Village District of Eidelweiss was established for all 14 purposes permitted under RSA 52.

The Village District of Eidelweiss consists of approximately 1,100 acres with 1,000 lots, a community water system, 20 miles of roads, 60 named streets and 351 homes. There are three interconnected ponds, Big, Middle, and Little Pea Porridge Pond, the latter two are entirely within Eidelweiss. Water flows east to west from Big Pea through Middle Pea to Little Pea Porridge Ponds. Water levels are maintained by a dam at the head of Little Pea Porridge which feeds water into Banfield Brook.

While the District originally provided police and planning board functions these have now been returned to Madison. Fire and ambulance services are also provided by the Town. Solid waste disposal is provided by the Town transfer station. Children from Eidelweiss attend Madison schools for elementary education, and Conway schools beyond grade 6. The main service functions provided by the District are to supply water to the residents, and to maintain and improve the roads. Recreation is also an important part of the community. There are five beaches distributed among the three ponds, and canoeing and swimming are favorite summer activities.

### LAND ACQUISITION

In the original design for Eidelweiss there was limited provision for accommodating some of the practical problems that have been encountered in maintaining service operations to the District. Several years ago, the District established a Land Acquisition and Development capital reserve fund for acquiring lots that would facilitate maintenance such as: turnarounds for snowplows at the end of dead end streets, a protective area around the well heads, improved visibility at street intersections, and lots that would facilitate snow removal and stormwater runoff.

In addition, there is a need to develop conservation and recreational areas within the District that would enhance the quality of life for the residents of the community. The possibility of having a series of interconnected greenspaces throughout the District has been proposed. The District has also developed a program whereby those who wish to abandon their lots may donate them to the District rather than have them go to tax sale. It is recommended that the land acquisition and donor programs continue to receive support. The District should also work with Town officials to reduce the number of lots going to tax sale.

## **EIDELWEISS DISTRICT MASTER PLAN**

Specific details of District goals and services are contained in the District's own Master Plan which is incorporated here by reference. The primary objectives of the Master Plan for the Village District of Eidelweiss are to:

1. Retain the rural character and tranquility of the community,
2. Continue to improve service operations,
3. Prepare for rapid growth,
4. Continue with a flat tax philosophy,
5. Improve property values, and
6. Improve the communications infrastructure.

### 6.3 MADISON SCHOOL DISTRICT

The Madison School District serves students in grades K-12 (Kindergarten through Senior High School). Educational programming for grades K through 6 is provided at the Madison Elementary School located on Route 113. Secondary Education programs are provided at Kennett Junior/Senior High School in Conway as part of an AREA (Authorized Regional Enrollment Agreement).

A five-member School Board, elected by the residents of Madison, leads the Madison School District. This Board is responsible for establishing school district policies to guide the operation of the district, preparation and presentation of the budgets, the establishment and approval of curriculum and instruction, and the long range planning for the district's future needs. To assist the School Board in this task and to oversee the daily administration of the district, the Madison School District is part of School Administrative Unit #13, established in 1991. From SAU #13 Madison receives the services of a Superintendent and support staff in the areas of budget development and implementation, payroll, special education administration, curriculum and instruction supervision, facilities planning and development, personnel services, and transportation services.

#### FACTS ABOUT THE MADISON SCHOOL DISTRICT

##### SCHOOL POPULATION HISTORY (Source: October 1 Enrollment Report)

	<u>K</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>Total</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>	<u>Total</u>	<u>K-12</u> <u>Total</u>
1990	27	39	19	17	20	18	22	162	13	13	17	12	17	14	86	248
1991	27	33	40	24	29	24	16	193	23	21	27	16	13	15	115	308
1992	36	35	32	36	23	30	24	216	17	21	23	25	16	18	120	336
1993	28	42	27	32	42	27	35	233	25	19	28	21	21	13	127	360
1994	30	35	36	26	33	41	30	231	29	24	18	26	21	13	131	362
1995	22	38	39	34	27	35	40	235	27	25	21	17	17	18	125	360
1996	35	28	40	39	38	27	40	247	34	29	25	21	20	15	144	391
1997	21	33	28	40	38	38	29	227	38	38	28	23	19	20	166	393
1998	22	26	33	29	39	36	40	225	28	39	41	26	26	19	179	404
1999	16	23	26	28	29	41	33	196	42	30	37	37	23	25	194	390
2000	24	20	23	29	28	34	38	196	36	42	32	37	38	24	209	405
2001	21	28	21	25	28	31	35	189	40	33	35	27	38	32	205	394

Figures include home-schooled students.

The following costs per pupil are based on current expenditures as reported on the district's Annual Financial Report (MS-25). Cost per pupil represents current expenditures less tuition and transportation costs. Also any food service revenue is deducted from current expenditures before dividing by ADM (Average Daily Membership).

**ELEMENTARY SCHOOL COST PER PUPIL** (Source: New Hampshire Department of Education and Consumer Price Index (CPI) at <http://woodrow.mpls.frb.fed.us/economy/calc/cpihome.html>)

School Year	Actual	2001 \$	School Year	Actual	2001 \$
1988-1989	\$3,933.72	\$5,621.41	1995-1996	\$5,086.95	\$5,745.11
1989-1990	\$4,533.65	\$6,146.62	1996-1997	\$5,298.27	\$5,849.55
1990-1991	\$4,688.29	\$6,099.60	1997-1998	\$5,814.08	\$6,320.58
1991-1992	\$4,776.61	\$6,032.90	1998-1999	\$6,177.40	\$6,570.44
1992-1993	\$4,294.80	\$5,266.70	1999-2000	\$7,381.75	\$7,591.68
1993-1994	\$4,338.47	\$5,187.43	2000-2001	\$7,896.64	
1994-1995	\$4,915.94	\$5,715.91	2001-2002		

Prior to 1993-1994 tuition was reported as a single rate for both the junior and senior high school.

**JUNIOR HIGH TUITION COST PER PUPIL:** (Source: AREA and Consumer Price Index (CPI) at <http://woodrow.mpls.frb.fed.us/economy/calc/cpihome.html>)

School Year	Actual	2001 \$	School Year	Actual	2001 \$
1988-1989	\$4,842.01	\$6,919.39	1995-1996	\$6,088.92	\$6,876.72
1989-1990	\$5,427.11	\$7,357.95	1996-1997	\$6,192.76	\$6,837.12
1990-1991	\$5,974.87	\$7,773.47	1997-1998	\$6,023.41	\$6,548.15
1991-1992	\$6,019.63	\$7,602.84	1998-1999	\$6,665.71	\$7,089.82
1992-1993	\$5,542.14	\$6,796.31	1999-2000	\$7,402.75	\$7,613.28
1993-1994	\$6,362.14	\$7,607.09	2000-2001	\$7,195.95	
1994-1995	\$5,981.59	\$6,954.97	2001-2002	\$6,761.00	

**HIGH SCHOOL TUITION COST PER PUPIL:** (Source: AREA and Consumer Price Index (CPI) at <http://woodrow.mpls.frb.fed.us/economy/calc/cpihome.html>)

School Year	Actual	2001 \$	School Year	Actual	2001 \$
1988-1989	\$4,842.01	\$6,919.39	1995-1996	\$6,195.17	\$6,996.71
1989-1990	\$5,427.11	\$7,357.95	1996-1997	\$6,744.91	\$7,446.72
1990-1991	\$5,974.87	\$7,773.47	1997-1998	\$6,273.98	\$6,820.55
1991-1992	\$6,019.63	\$7,602.84	1998-1999	\$6,162.80	\$6,554.91
1992-1993	\$5,542.14	\$6,796.31	1999-2000	\$6,559.36	\$6,745.90
1993-1994	\$6,068.07	\$7,255.48	2000-2001	\$6,428.79	
1994-1995	\$6,048.84	\$7,033.17	2001-2002	\$6,712.00	

## **SCHOOL BUILDING**

The original Madison Elementary School was built in 1924. This building consisted of four classrooms and related support facilities. Since its construction this school building has undergone six additions. The first was a single classroom added to the west side of the building in 1954. In 1981 two additional classrooms were added to the school. These rooms were added to the east side of the original school building. In 1985 two more classrooms were added. These rooms were attached to the 1981 wing of the building. By 1987 more space was needed which resulted in the construction of two more classrooms. One of these classrooms was constructed to house the kindergarten program. An addition in 1989 included six classrooms, a multipurpose room, a kitchen with storage, a boiler room/mechanical room, a storage closet, two bathrooms, and a custodial room.

In 1996 four of the classrooms (the 1987 and 1989) additions) we subdivided into six smaller classrooms. This subdivision was possible due to the School Board's action to limit class size in the primary grades to a maximum of 15 students. With this action this subdivision received state approval for 30 percent reimbursement of the project. In 1997 an additional classroom was created out of existing space in the original (1924) building. This was accomplished by eliminating two bathrooms, two storage areas, and the wall to a corridor. The Board took this action to address the inadequacy of the previous conversion of the custodial room into a classroom.

During the summer of 2000, the original 1924 building, as well as the 1954 addition, was razed to allow room for the construction of the latest addition. This addition provided a Kindergarten Classroom, Resource Rooms, Library, Administrative Offices, and six classrooms. This construction included renovating existing rooms to create an Art Room, Music Room, and Science Lab.

## **SCHOOL BUILDING - CURRENT USE**

With the completion of the 2001 addition, the Madison Elementary School facilities meet or exceed the State of New Hampshire's standards for school construction. The school building now provides appropriate space for each educational offering plus provides a science lab for use by all grades when conducting science experiments.

In addition to meeting the educational needs of Madison's children, the school building is better positioned to meet the needs of the community. The James Noyes Memorial Hall is available a great number of days, without conflict, due to the library being available for meetings. Also, the One Room Schoolhouse is available to community groups as a meeting place. The Madison Elementary School will meet the needs of Madison for many years to come.

## **SCHOOL EDUCATIONAL PROGRAMMING**

Madison Elementary School's educational offerings are governed by the Minimum Standards for Public School Approval and the Madison School Board. Students' receive instruction in Language Arts, Mathematics, Science, and Social Studies on a daily basis. In addition to this core programming, all students receive instruction in music, art, computers, health, and physical education within each school week. Other support services, such as guidance, speech, reading, etc., are integrated into the school week as part of a student's total instructional time.

## **SCHOOL BUS INVENTORY AND REPLACEMENT SCHEDULE**

The Madison School District currently owns five school buses. Four buses are used for transporting students to the Madison Elementary School and to Kennett Junior/Senior High School in Conway. Additional transportation for students attending the Freedom Preschool program is provided on a contracted basis. The fifth bus is used as a spare to accommodate field trips and any bus breakdowns. When a new bus is purchased, the spare bus is sold and the replaced route bus becomes the spare. Below is a schedule for the replacement of buses.

### **Madison Bus Replacement Schedule**

<b><u>Year of Mfg.</u></b>	<b><u>Seating Capacity</u></b>	<b><u>Year of Replacement</u></b>
1988	71 Passengers	1997
1993	71 Passengers	2003
1996	71 Passengers	2005
1997	71 Passengers	2006
1999	71 Passengers	2008
2003	71 Passengers	2012
2005	71 Passengers	2014

**TEN-YEAR SCHOOL DISTRICT BUDGET AND TAX IMPACT**

(Source: Department of Revenue Administration Tax Rate Computation)

<u>Tax Year</u>	<u>Approved School Tax Effort</u>	<u>Tax Rate</u>		<u>Percent of Budget</u>
1987	\$1,098,837	\$19.74		81.54%
1988	\$1,418,968	\$23.61		70.09%
1989	\$1,361,902	\$21.36		73.03%
1990	\$1,768,606	\$26.85		68.88%
1991	\$1,895,436	\$28.36		75.59%
1992	\$1,786,452	\$26.97		73.35%
1993	\$2,022,622	\$13.99		76.20%
1994	\$2,457,813	\$17.25		72.60%
1995	\$2,222,379	\$13.03		73.95%
1996	\$2,397,019	\$14.11		73.68%
1997	\$2,541,109	\$14.66		75.56%
1998	\$2,521,946	\$14.49		73.14%
		<b>Local</b>	<b>State</b>	
1999	\$1,292,342	\$7.30	\$6.32	71.42%
2000	\$1,700,816	\$9.40	\$6.18	76.60%
2001	\$2,246,957	\$12.13	\$6.46	77.59%

Property reevaluation occurred in 1993 &amp; 1995

## WHERE DO WE GO FROM HERE?

### FACTORS THAT WILL INFLUENCE THIS DECISION

#### Decisions made by the School Board:

The Madison School Board is committed to the following:

- Offering Kindergarten.
- Class size in the primary grades (grades 1-3) shall be 15 or less.
- Class size in the intermediate grades (grades 4-6) shall be a maximum of 30.
- Every effort will be made to maintain class size below a maximum.
- Creative and flexible use of the school facility to meet the needs of the students and the community.

#### Enrollment Projections: (Source: New England School Development Council)

<u>Year</u>	<u>K</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>Total</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>	<u>Total</u>	<u>K-12 Total</u>
2001-02	21	28	21	25	28	31	35	189	40	33	35	27	38	32	205	394
2002-03	24	25	29	21	25	31	30	185	38	40	32	33	28	36	207	392
2003-04	18	29	26	30	21	28	30	182	32	38	38	30	34	27	199	381
2004-05	16	22	30	27	29	23	27	174	32	32	36	36	31	32	199	373
2005-06	16	19	22	31	26	32	22	168	29	32	31	34	37	29	192	360
2006-07	17	19	19	22	30	29	31	167	24	29	31	29	35	35	183	350
2007-08		20	19	19	22	33	28		33	24	28	29	30	33	177	
2008-09			20	19	19	24	32		30	33	23	27	30	29	172	
2009-10				20	19	21	23		35	30	32	22	28	29	176	
2010-11					20	21	20		25	35	29	30	22	27	168	
2011-12						22	20		22	25	34	28	31	21	161	

#### Educational Needs:

The School Board and staff will make every effort to keep the educational program relevant and up-to-date. As educational needs change, the teachers, administration and School Board will continue to assess their impact on student learning and the school's ability to incorporate them into the school. Using computer education as an example of how programming changes effect the total school district, it becomes evident that what is taught in the schools will impact the future of this district.

Strategic Plan:

In 1996 the Madison School District developed a strategic plan, which addressed the educational, and facility priorities into the 21st Century. People representing the school, community and administration of the school district developed this plan. They identified the mission of The Madison School District as follows:

"The Mission of The Madison School District is to provide students with an education, utilizing the highest standards for academic achievement and excellence, that prepares them to be lifelong learners and productive citizens capable of meeting the competitive challenges of life."

To accomplish this mission this planning team identified, and the School Board approved, six strategies to be implemented over the next several years. These strategies are:

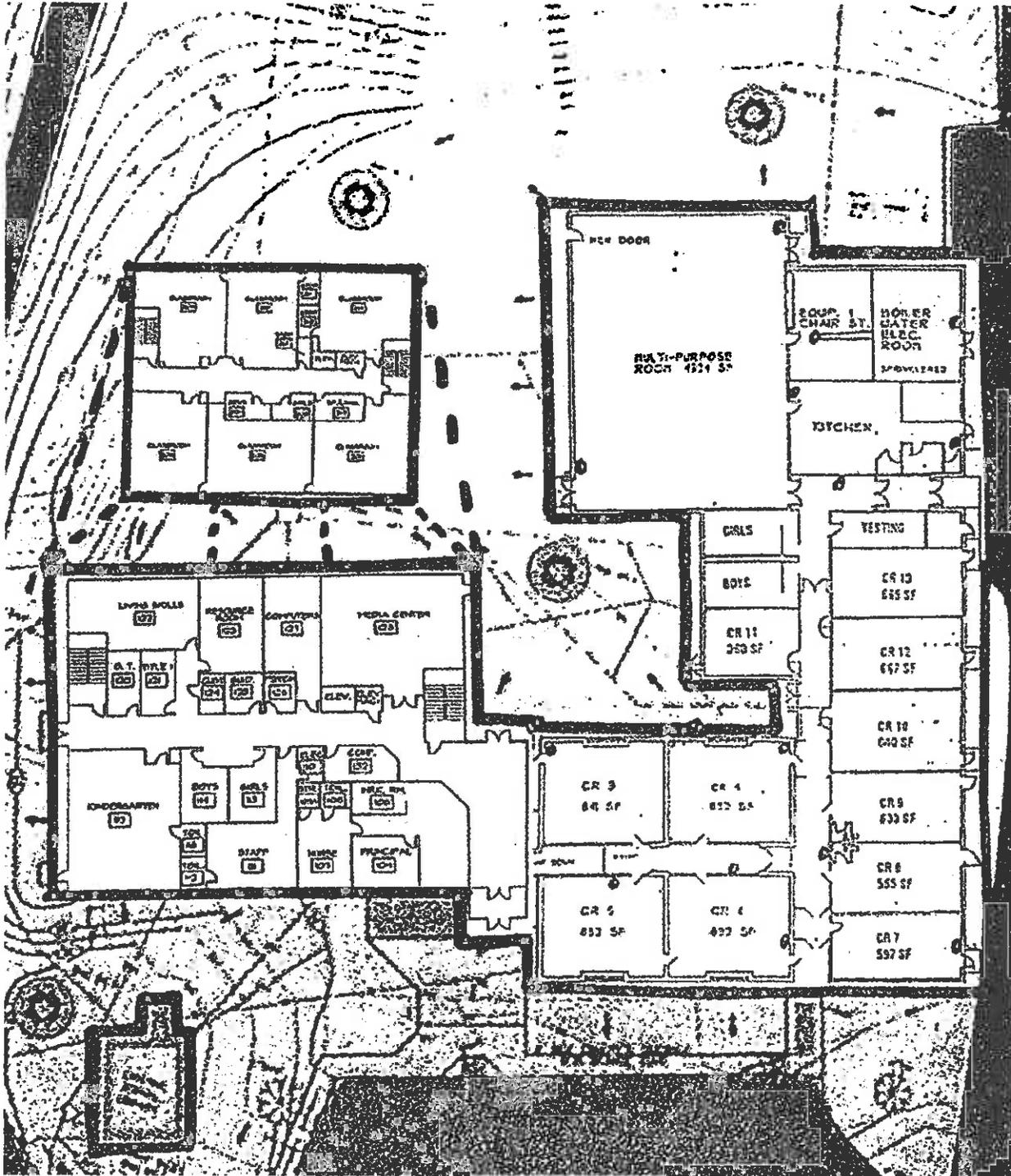
- We will set academic and citizenship standards for each grade level and develop means of assessing whether a student has met those standards, as well as the consequences for not meeting the standards. We will establish consistent/specific criteria for evaluating students that is based on credible evidence.
- All curricula will be aligned with the district standards and revised and updated on an on-going basis. We will insure that the majority of 3rd and 6th grade students score at the proficient level or above on state assessments.
- We will design and implement a plan to promote parenting skills and responsibility through school and community resources. We will provide for carryover academic activities in the home. We will design and implement a plan to insure children do not begin the school day hungry.
- We will expand student and staff involvement in the community, as well as expand community involvement in the schools. We will promote career awareness through expanded partnerships with local business and community services. We will monitor the quality of instruction of any school we tuition students to.
- We will design and implement a plan to provide preschoolers with literary opportunities using all community resources. We will develop and implement a communication plan focusing on both means and message. We will develop a plan to meet our building needs. We will make more effective use of instructional time - both in quality and quantity.
- We will design and implement a system of staff and administrator's evaluation and supervision to improve effectiveness and raise standards. We will develop and implement a plan to integrate technology into the daily operations extending from the superintendent's office through classrooms for the purpose of increasing administrative and instructional productivity.

## THOUGHTS ABOUT THE FUTURE

Where we educate our secondary students, grade 7 through 12, is the major issue facing the Madison School District. Over the past several years there have been several attempts to develop a long-term solution to this dilemma, each failing to achieve the necessary support to make them the solution. In April of 2002 the voters of The Conway School District will act on a plan for Conway to withdraw from the Authorized Regional Enrollment Area (AREA). If this plan is approved then the current AREA Agreement will end June 30, 2004. To prepare for this possibility, as well as to find a long-term solution to this problem, the Madison School District voters will be asked to approve the formation of a four town Cooperative Study Committee to work with Conway, Eaton, and Albany on the development of a coop.

The next several years are going to be very critical for the Madison School District.

The solution to our Secondary Problem will have significant impact on our students and our town. Gone will be the low cost of the AREA, replaced by the cost of new secondary school building(s), higher cost per student for the new educational system, and Madison's participation in the bonding cost of building construction and renovation. The Madison School Board will continue its efforts to resolve this dilemma to the satisfaction of the community.



## 6.4 MADISON POLICE

Prior to 1981, the population of Madison had increased from about 400 in 1960 to about 1300 in 1980. During this period townspeople depended upon the Carroll County Sheriffs office and the State Police for protection. One resident was chosen to direct traffic at Town functions (Old Home Week, Memorial Day parade, etc.).

In 1981, Madison employed its first full-time police officer with the rank of Chief. About that time the Village District of Eidelweiss added a full-time officer. Both men had the use of specially equipped cruiser vehicles. In 1988, Madison and Eidelweiss, through mutual agreement, combined their police forces under the responsibility of the Madison Chief. In 1989, a third officer was added to the force. This police force was in existence until 1994, when one of the officers resigned and the townspeople refused to hire a replacement.

Since 1996 the Madison police force has consisted of two officers (chief and patrolman) and four part-time. They have the use of two specially equipped cruisers (a four-door sedan and a 4 x 4 utility vehicle). The police force provides day and night coverage with 80 hours a week for the two full-time officers and 16 to 32 hours for part-timers. It is no coincidence that there is a low crime rate in Madison. This is due to the presence of a dedicated and qualified police force.

**It is recommended that data be compiled annually or as it becomes available to assist in making additional staffing decisions. This data should include:**

1. Number of new building permits (dwellings)
2. School enrollment (population indicator)
3. Off-duty police call-outs
4. Number of police actions, including court appearances
5. Increasing need for part-time officers
6. Staffing of comparable police departments in towns of similar size and population.
7. Developments in the region that will require additional services (e.g. Conway by-pass, Route 16 corridor, increases in employment)

**It is recommended that Police Cruisers be replaced on a 4-year cycle for sedans and a 5-year cycle for utility vehicles. The replacement schedule is updated annually in the Capital Improvement Program section of the Annual Report. A Police Cruiser Capital Reserve Fund is used to even out annual expenditures.**

## 6.5 MADISON FIRE AND RESCUE

The Madison Fire Department was established in 1923. The original fire station, near the intersection of Route 113 and East Madison Road, was built in 1926. The first piece of firefighting apparatus was a Buick car, purchased for \$183.43 in 1928. The car was outfitted with two tanks to hold extinguishing chemicals, which had previously been purchased in 1926 for the sum of \$700. The car was converted to a truck at this time and also outfitted with two roof ladders. The Town's first fire engine was not purchased until 1934 for the sum of \$3000. This engine still runs today, for parades and special events.

The Rescue Squad was formed in January of 1977, and purchased their first vehicle from Tamworth Rescue in 1979, a 1973 GMC van. Both fire and rescue services were relocated to the current facility in December of 1983, having outgrown the numerous renovations and additions made to their former home.

At present, the Department operates a modern rescue vehicle/ambulance, three engines, one tanker, and an aluminum boat and jet-ski for water rescue.

Members of Madison Fire and Rescue elect their officers annually: Fire Chief, 1<sup>st</sup> Deputy Chief, 2<sup>nd</sup> Deputy Chief, Rescue Captain, Rescue Lieutenant, and a training officer for both fire and rescue. The chief then appoints a captain, two lieutenants, and 2 engineers for each piece of fire apparatus. Some members are appointed to multiple positions. The Department is overseen by three commissioners elected by the Town.

Members of Madison Fire and Rescue are on call 24 hours a day, 365 days a year. In the event of a manpower shortage, mutual aid is employed, whereby the Town may call for assistance from neighboring Towns. This is usually done without fee or cost involved and benefits each Town mutually, in trained manpower, equipment, or specialized needs. Personnel spend hundreds of hours annually in training and certifying programs for current techniques in emergency services and care. Not only does this provide a higher standard of services, but indemnities service providers. Volunteers are reimbursed per call, meeting, and attendance of training sessions. Currently, there are 25-30 active members, depending on the season. This number varies with college attendees and seasonal employment requirements limiting call-out availability. Better compensation is viewed as a method of incentive to reward individuals for the time that they spend training and responding to community needs.

Fire and Rescue each hold a separate training meeting each month to cover the many aspects of demands in the field, and to attend training in anticipating problems. Fire and Rescue regularly train with equipment and methods such as: self contained breathing apparatus (SCBA), diagnostic equipment for testing vital signs, immobilization equipment for patients, jaws of life and other methods in vehicle extrication, and emergency vehicle operation and maintenance. A variety of interesting topics with qualified instructors is vital to enrolling members in the training sessions.

According to EMS guidelines, OSHA requirements, and NFPA compliance regulations, the requirements for the training programs for emergency responders are numerous. This required training demands a considerable amount of time from our volunteers, in addition

to the amount of time that is already spent on department maintenance, staff meetings, and call-outs. Responding to an emergency scene requires well-trained staff equipped to handle the hazards of a multitude of environments. Households are no longer just filled with wooden furniture and cotton upholstery. Most furniture is in part or all plastic and synthetic in nature, carpeting is synthetic fiber, and decking is crafted of treated timbers, to name a few hazards. The burning of these substances creates toxic fumes which can be deadly to the untrained member. Medical providers are exposed to air and blood born pathogens that are also deadly. All precautions must be taken to protect the emergency care provider. Proper training reduces those risks considerably.

In more recent years, the department has logged more than 170 calls; most of which are for medical service. The demands on the department requires a multifaceted approach in the use of personnel, in order to provide services from medical aid to fire code and life safety inspections. In a few years, the Town may wish to consider a full time staff member to provide the leadership for this department.

#### **Recommended Equipment Acquisitions**

In March, 2000, Town Meeting approved funding of \$165,000 (\$137,000 from capital reserve) for the purchase of a new pumper to replace Engine 2, the primary water supply pumper that had been in service since 1980.

Future Fire and Rescue Department major equipment acquisitions are scheduled and updated annually in the Capital Improvement Program and published in the Town's Annual Report. Annual expenditures are leveled out by use of the Fire Truck Capital Reserve Fund.

## 6.6 MADISON LIBRARY

The Mission of the Madison Library is to provide informational, cultural, educational, and recreational resources and services to the people of Madison.

The Library has had a colorful history over the past 107 years. The first library in Town opened September 25, 1893, at the residence of John Burke. The books were given by the state under the 1891 laws establishing a public library system. By 1905 the collection had grown to 835 books and the library needed a building of its own. Until then it had been housed in the Burke home, the Lary residence, the post office building, and back again in the Burke home. In 1920 the Burkes wanted to donate a library to the Town, but Silver Lake and Madison could not agree on a location, so the offer was withdrawn. In 1928 the private Silver Lake library burned. It had been run by the Misses Forrest in the Silver Lake Hotel. The library moved several more times.

In 1950 Madison High School closed and the students began attending Kennett High School in Conway. Children at the one-room, five-grade schoolhouse consequently moved to the former high school, making their former building available. The one-room school became the Town and School Library, remaining so until 1994.

Beginning in 1991, with a grant of \$30,000 from the Town and a parcel of land adjacent to the Fire Station, the Building Committee launched a fund drive to raise \$200,000 to construct a new facility. Through the dedication of a number of key individuals and tradesmen, the library was built in 1993, the 100th anniversary of the first Madison Library. In the new building, attendance and circulation have both increased approximately 20% annually, and the number of cards issued to community members has grown to almost 1,700.

The Library is administered by a part-time librarian, part-time assistant librarian, seven trustees, and a number of loyal volunteers.

The library has completed the process of bar-coding for computerization of the circulation and cataloging of its collection, and two workstations are installed at the desk for cataloging, circulation, e-mail, and communication with the State Library System. The State's inter-library loan system gives Madison access to the resources of a considerably larger library. Another workstation is located in the public area of the library for patron use of the catalog. The automation project cost of \$20,000 and labor to bar-code and catalog the collection were donated by the Friends of the Madison library.

The Library has access to the internet, and a computer (provided by the State) is available to the public in the reference section. Another computer, donated by International Paper Company, is reserved for children. Both have internet access and CD-ROM capability with a selection of encyclopedia and learning programs on disk.

**Long Range Plans.** One of the Library's major goals is to become an Associate (level one) Library in the State of New Hampshire library system. For a town like Madison with a population under 2,000, the State library standards are:

1. A level one library shall comply with federal and state laws, rules and regulations regarding governance, policies and procedures manual, tri-annual review of these policies, annual reports, area library forum participation, and maintenance.
2. Hours of service for a level one library shall be 22 hours per week.
3. Reference services including an encyclopedia, world atlas, quotations (all no more than 5 years old), a dictionary (no more than 10 years old), general periodical index, and subscription to a materials selection periodical and a daily or weekly newspaper.
4. The level one library shall have a section designated for services to children.
5. The library shall provide and/or support programs for all age groups.
6. Personnel -- A level one library shall have 1.25 FTE (Full Time Equivalent) staff on the basis of a forty-hour workweek. A library shall have at least two staff members, one of whom may be a volunteer, on duty at all times as a safety measure.
7. The board of trustees of the level one library shall appoint a library director who shall be qualified by educational background.
8. The library shall have a policy providing for staff participation in educational workshops, etc.

Over the past several years the library board of trustees has worked to meet these standards, most of which are currently met.

**Recommendations.** Keeping the above standards in mind, the library will need the following in 1 to 5 years:

- Staff - Recruitment of more volunteers and increased paid staff is needed to maintain our open hours, keep up with the demand for all types of circulation materials, and meet safety needs. The increase in paid staff is needed to operate the computer hardware and software and to assist others not conversant with this medium. Increasing amounts of information and reference materials are becoming available through Internet sources.
- Programs for children – need to be continuously updated and expanded.
- Funds. Both public and private funds are needed to continue purchases of new books (fiction, non-fiction, and reference), videos, audios, subscriptions to magazines and newspapers, CD-ROM disks, and other circulation material.

Needs for 6 to 10 years include:

- An addition to the library to provide a children's area separate from the main room. This would also provide for a larger reference area, study area, and stack area.
- A larger public reference area with additional equipment, internet access, and a library of information in digital form for individual research by patrons.

## CHAPTER 7. RECREATION

If it were not for the recreational opportunities afforded by the Mount Washington Valley, Madison's population would probably be little more than it was in 1900. In addition to the attractiveness of its natural beauty, Madison provides a countless variety of active and passive, organized and individual forms of recreation. The original recreational attractions for seasonal residents were swimming, boating, and fishing on Silver Lake. Almost all beaches and docks were privately owned. In the 1950's, winter sports began to attract more seasonal residents and today the region is as popular in winter as it is in summer.

Without adopting a formal policy, and with the help of countless community-minded individuals, the Town began in the 1960's to develop recreational programs primarily for children of both seasonal and year-round residents. Beaches and parks were acquired as Town properties, mostly by gift, but were augmented by donations, voluntary labor, and annual budget appropriations.

In 1996 the Town employed its first Recreation Director on a yearly part-time basis. The responsibilities of this position include the organization and management of a four seasons recreation program for Madison children and adults, as well as supervising and scheduling volunteer coaches, referees, and umpires for all sports.

A formal Recreation Committee was organized in 1997 with the same status as other committees in Town. Members are appointed by the Selectmen for staggered terms, elect their own officers, meet monthly, take minutes, and oversee programs conducted by the Recreation Director. A Selectmen's representative serves on the Committee.

The charge to the Committee is to establish policy on the use of the Town's recreation facilities, which include all beaches and ball fields, and to perform long range planning of future recreation and sports facilities.

### **Recreation Policies**

The recreation policies that have evolved are:

- Town programs and facilities are open to the public. Where off-road parking is limited, parking space may be reserved for residents and taxpayers.
- Programs and facilities will be expanded to meet community needs, and gifts of time, talent, and property will be continuously encouraged.
- Private programs and facilities are respected and provided full protection and services of the Town.

These policies and the Town's recreational programs have contributed much to the high level of understanding and cooperation that exists among seasonal and year-round residents.

## **Current Public Recreational Areas and Programs**

**Silver Lake:** Consisting of just under 1,000 acres with a maximum depth of 164 ft., the lake is ideal for boating and fishing. Many sportsmen extend the season through ice fishing in the winter.

- (a) Swimming Lessons - the Red Cross and the Town sponsor swimming lessons for children at the Foot-of-the-Lake Beach during the month of July.
- (b) Silver Lake Sailing Club - a sailing club that conducts racing on Saturday and Sunday from July 4 to Labor Day. One must own or borrow a sunfish to participate. Dues are \$10 per boat.
- (c) Foot-of-the-Lake Beach (East Shore Drive) - A large sandy beach with boat dock, picnic tables, a number of grills, and a barbecue pit. This is a popular site for Old Home Week and other family-oriented programs. The large parking area is available to taxpayers by permit.
- (d) Kennett Park (Route 113) - A grass park and shallow sand beach on Silver Lake, ideal for family picnics, with a swimming area for small children. Ample parking.
- (e) Monument Beach (Route 113) - Deep water beach with a dock for boats. Limited parking along Route 113.
- (f) Nichols Beach (Route 41) - a small sandy beach on Route 41. Limited parking across the highway.
- (g) Point (Railroad) Beach (Route 41) - A secluded sandy beach isolated from all traffic. At present the only access is a short hike along the railroad tracks and then a trail to the beach. Limited parking on Route 41.
- (h) Boat Launching Ramp - A concrete ramp adjacent to the Silver Lake Dam. The small parking area is available to licensed fishermen and taxpayers by permit.

## **Other Public Facilities**

- (a) Burke Field - A large playing field on Route 113 for organized sports including baseball, softball, soccer, and flag football.
- (b) New Ball Field - A level grass baseball and soccer field approximately 350 feet square and a basketball court. Located adjacent and to the rear of Burke Field. Access to parking is between Burke field and the Madison Garage.
- (c) Children's Playground - a fully equipped playground suitable for elementary school-age children is located on the grounds of the elementary school. (Not supervised when school is not in session).

The ball fields are shown on the map under Town Properties in *Chapter VI. Community Services and Facilities*.

**Eidelweiss Facilities** – The District has three fresh water ponds (Big, Middle, and Little Pea Porridge) available for swimming and boating (no gasoline motors allowed). These beaches include Thusis, Muddy, and Porridge Shore Drive on Big Pea Porridge Pond, Eidelweiss Drive and Middle Shore on Middle Pea Porridge Pond, and "A" frame beach on Little Pea Porridge Pond. In addition, there is a children's playground (swings and slides) on Eidelweiss Drive and a sliding hill on Middle Shore Drive. These recreational facilities are also open to the public.

### **Winter Programs**

(a) **School Ski Program** – Under a program arranged by Madison Schools, elementary school pupils may participate in ski lessons and skiing at the King Pine Ski Area one day a week during the afternoon session.

(b) **Snowmobile Club** - The Scrub Oak Scramblers maintain a clubhouse and trails through the plains, hills and mountains of Madison (nominal membership charge).

### **Old Home Week Celebrations**

Organized and conducted by a Town committee, this program features a week-long program of such festivities as: a parade, music, a craft fair, barbecue, bean-hole supper, water and field sports, a foot race, and a blueberry festival. The program is usually held in early August, and is extremely well attended.

### **Private Recreational Areas and Programs**

(a) **Purity Spring Resort** – A family-oriented residential resort with lodges and condominiums and meals on American and Bed-and Breakfast plans. A full variety of summer sports are available on site including private beaches, tennis courts, and hiking trails. Located in East Madison on Route 153.

(b) **King Pine Ski Area** – A family-oriented ski resort owned by and adjacent to Purity Spring. Has winter lodges and trailside condominiums and provides meals. The ski area has three chairlifts, a rope tow, and numerous beginner and intermediate trails.

(c) **Madison Shores** – A private beach owned and maintained by property-owners on Davis Pond. Accessible by private road from Boulder Road.

(d) **Carroll County Fish, Game, and Shooting Club** – A private, not-for-profit recreation and educational association located on 15 acres on Route 113 at Tight Pond. Not open to the general public. Nominal annual membership fee.

## **Future Plans**

Near-term recommendations of the Recreation Committee are:

- (a) Additional fencing, soccer goals, and bleachers for the new ball field.
- (b) A pavilion with barbecue capabilities, a snack kitchen, and restrooms along with the necessary septic system. Horseshoe pits.
- (c) A culvert or reconstruction of the existing log bridge over the brook that separates the School and ball fields. A pathway directly to the fields.

Longer-Range recommendations are:

- (a) A storage shed for Old Home Week equipment, tennis courts, and an additional parking lot obtained by relocating Highway Department equipment.
- (b) A parking area and footbridge from the recently acquired property on Route 41 over a cove on Silver Lake for access to point beach.

The Conservation Commission would like to see the Town re-analyze the status of Class VI roads and return some of them to walking paths and trails.

**The Recreation Committee recommends that the officials and voters of Madison continue to recognize the need for recreation facilities in the Town and support their upkeep and expansion for the benefit of the community.**

## **CHAPTER 8 - CONSERVATION AND PRESERVATION**

### **Introduction**

The primary focus of this section of the Master Plan is to outline the natural resources in Madison, describe the way these resources contribute to the character and value of our town and to explain the Conservation Commission's activities. Strategies for most effectively maintaining our community's natural resources are described in this section of the Master Plan.

Our natural resources are interconnected. A significant change in one can have an impact on others. For example, as population grows there are increased demands on many of the resources. The overall purpose of the Conservation Commission is to ensure the proper utilization and protection of the natural resources and the protection of the watershed resources of the town, and in that context the Commission seeks to articulate the most responsible use of the Town's natural resources while recognizing the need for an appropriate balance between development and preservation of the rural character of Madison.

Madison's land area is 40.9 square miles, or 24,108 acres. Surface waters cover 1,391 acres. About 61% of the land is in current use. Town conservation land includes 1,334 acres. Forested land comprises 81% of the acreage.

### **Maintaining the Rural Character**

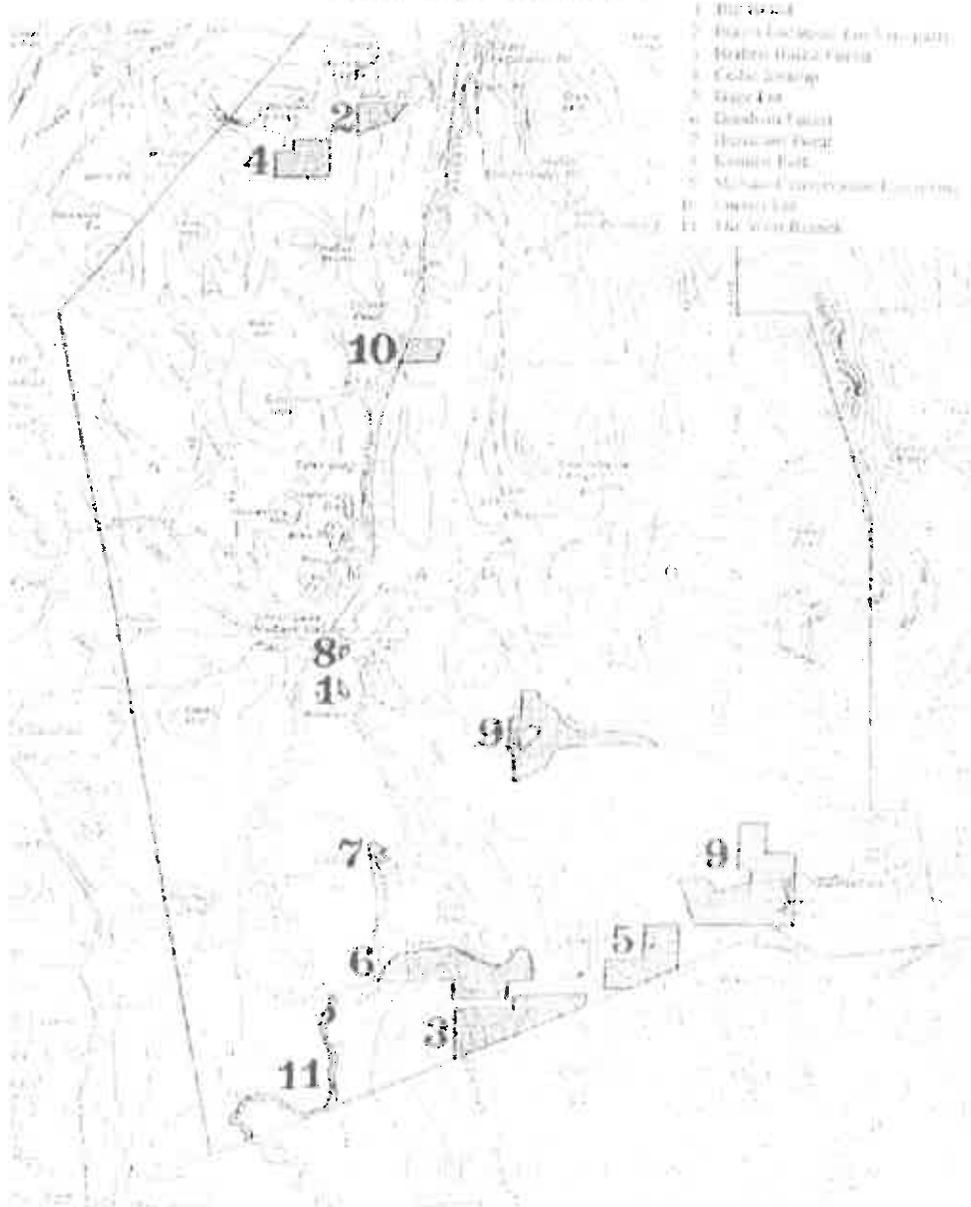
Madison is currently defined by its rural character which includes its hills, lakes and ponds, open spaces, wetlands, wildlife habitat, and forests. These assets make a meaningful contribution to the quality of life in Madison. Development without recognition of the need to protect and conserve the community's natural resources would compromise the rural character of the Town.

The Conservation Commission is committed to conservation of high quality land for open space. The intent is to set aside certain property for conservation use and thereby limit future development in sensitive locations that are of high environmental, recreational, or historical value. Conservation lands offer opportunities for enjoyment of recreational activities as well as the educational benefits that can be gained by visiting these special areas. (See: Description of Areas Dedicated to Conservation)

The importance of sustaining shared resources is vital to quality of life in Madison, which means community activities must be balanced to the town's people and its economic resources. A responsible approach to such balance will enable the community to meet its needs and achieve its greatest potential while managing its natural ecosystems to ensure a productive long term future.

In the period 1990 through 2005, Madison's population increased 26%. Madison is located within one of New Hampshire's most rapidly growing regions. In the next 20

### CONSERVATION LANDS



years the area is forecast to have the greatest rate of population growth of any region in the state. Carroll County is predicted to experience a 50% growth in population by 2020. The impact of this estimated growth creates the need to focus on protection and conservation of resources, wildlife, open spaces, drinking water, lakes and wetlands.

Agricultural land in Madison has always been at a premium. The topography and soil types generally associated with large scale agricultural production are scarce at best. The Ossipee Watershed Coalition estimates that there are only 20 prime (defined as an area of substantial significance due to size, unspoiled character, fragile condition, or other relevant factors) agricultural acres in Madison. Agriculture is important to all not only in the production of local food and fiber, but also in the secondary benefits to local citizens and visitors. Open space, scenic vistas, and recreational opportunities are available in great numbers due to agricultural land uses. Additionally, when our food is produced locally, it is fresher and reduces the need for long distance transportation.

### **Biodiversity and Ecosystem**

The protection of ecosystems involves consideration of natural habitats and the maintenance of viable populations of plants and animals in natural surroundings. New Hampshire is home to a broad array of biodiversity, which benefits from the relatively intact and forested conditions in the state. Although some sections of New Hampshire have been experiencing rapid growth and development over the past few decades, greater than 80% of the state still consists of intact forestland. In short, there are excellent opportunities to protect the state's biodiversity before growth and development causes irreplaceable losses of important biodiversity features.

Within Madison there are 38 Natural Communities. Natural Communities are settings in which the special plant and animal species are found to exist in the state. They are recurring assemblages of plants and animals found in these unique environments.

The New Hampshire Natural Heritage Bureau and The Nature Conservancy pay particular attention to documenting and tracking exemplary natural communities and rare species throughout the state. The Ossipee Pine Barrens and what are known colloquially as the Chain of Ponds are considered an exemplary natural community.

The dry pine woodlands of the Ossipee watershed are also a highly important wildlife habitat, and have been identified in the New Hampshire's recently completed Wildlife Action Plan as a "habitat risk". The occurrences of dry pine woodlands in the watershed have also been identified in the Wildlife Action Plan as areas of "highest quality habitat in New Hampshire." In the watershed, these woodlands provide habitat for an amazing number of uncommon bird and insect species. The Ossipee Pine Barrens includes the state's largest concentration of whippoorwills, a species that has declined dramatically across its range over the past 20 years. The Ossipee Pine Barrens are also home to 17 state listed moth and butterfly species, several of which are not found elsewhere in New Hampshire. Two of these species are considered globally rare because they are only found in pine barrens habitats.

## **The Ossipee Aquifer**

Madison is located within the Ossipee Aquifer. The Ossipee Aquifer is the largest stratified drift aquifer in the State of New Hampshire. The aquifer covers 47,610 acres within a 213,000 acre watershed that is drained by the Bearcamp and Ossipee rivers. The aquifer is able to recharge the water table readily. It provides all the water to wells and springs in the area. Madison should be mindful of the need to keep the aquifer clean for its neighboring communities.

Watershed concerns are critical to residents of the Ossipee Watershed because both the quantity and quality of currently abundant water resources are vital to drinking water supplies and the tourist-based economy.

Increased population, rapid residential and commercial development and expanded recreational use have put pressure and stress on the watershed's resources. As storm water from rain and melting snow travels across farms, fields, forestland, parking lots, highways and backyards, it picks up pollutants, eventually depositing them in surface waters, soils and groundwater. Thus, activities on the land, human and non-human, can impact the quality of our lakes, rivers and drinking water.

## **Water Quality of Lakes and Ponds**

There are 1,473 acres of surface waters in Madison. Silver Lake is the largest water body with 995 acres. The other lakes and ponds include: Blue Pond, Cooks Pond, Cranberry Bog, Davis Pond, Drew Pond, Durgin Pond, Lily Pond, Loud Pond, Mack Pond, Maily Pond, Moores Pond, Purity Pond, Pequawket Pond, Pea Porridge Pond, Middle Pea Porridge Pond, Tight Pond, Tyler Bog and Whitton Pond. Streams include Blaisdell Brook, Cooks Brook, Deer River, Pequawket Brook, Banfill Brook, Ferrin Brook, Forrest Brook, Ham Brook, Frost Brook, Salter Brook, and West Branch.

The Silver Lake Association of Madison ([www.SilverLakeMadison.com](http://www.SilverLakeMadison.com)) monitors the quality of water in Silver Lake and the connected Cooks Pond. Water quality in the Pea Porridge Ponds in the Village District of Eidelweiss is monitored by the District and by the Eidelweiss Property Owners Association. For the past eight years, Green Mountain Conservation Group ([www.GMCG.org](http://www.GMCG.org)) has also been monitoring water quality in several streams and across the Ossipee Watershed, compiling long-term data. Subtle changes in the quality of our streams and rivers can be an early warning to the future quality of our lakes, so vital to the economy of our town.

## **Silver Lake**

The Silver Lake water quality monitoring program began in 1983. The program was designed to quickly identify water quality changes and problems through frequent measurement. Samples and data are collected by volunteers at six stations strategically

located around Silver Lake each week during the warmer months. Additionally, a team from the fresh water biology group at the University of New Hampshire visits Silver Lake annually for more extensive testing.

Data concerning water temperature, water clarity, lake stratification, chlorophyll content, phosphorus level and acidity (pH) are collected and analyzed. These data form the basis of an extensive annual report and comparative evaluation (copies of annual reports available at the Madison Public Library). Silver Lake averages are compared to the State of New Hampshire standards for 'pristine' waters.

In addition, the Association has been an active participant, partially funded with Town appropriations, of New Hampshire's Lake Host Program which seeks to prevent introduction and spread of exotic aquatic plant species such as milfoil into the state's lakes and ponds. Representatives of UNH's Lake Water Monitoring program attended a special meeting of the Madison Conservation Commission in 2008 to discuss water quality issues of Cooks Pond and Silver Lake and concluded there was no problem with any aspects of the water quality at the present time.

### **Pea Porridge Ponds**

The testing of the ponds has been performed since 1995 by a team of volunteers. The testing has been conducted in accordance with the protocols established by the state's Volunteer Lake Assessment Program. Both Middle Pea Porridge and Big Pea Porridge Ponds are tested three times a year. Water quality in both Pea Porridge Ponds is above the state median for all lakes and ponds in New Hampshire.

Water transparency has decreased significantly over the twelve year testing period. Phosphorus concentrations have been relatively stable.

In March of 2002, voters in Madison overwhelmingly approved the establishment of a Groundwater Protection District in accordance with the state statute RSA 674:16-21. Its purpose is to protect, preserve and maintain the town's potential groundwater supplies, wellhead protection areas, and related groundwater recharge areas. The boundaries of the District are shown on the map entitled *Drinking Water Resources and Potential Contamination Sources for the Town of Madison, dated April 8, 1999*, by NH DES. The District rules are found at the Town's web site, [www.madison-nh.org](http://www.madison-nh.org) under regulations (Article 7.1 to 7.16). Under the regulations, no more than 20% of a lot or building site in the District may be rendered impervious to groundwater infiltration. Prohibited uses include: disposal or storage of toxic or hazardous materials, underground storage tanks (with exceptions), dumping of snow from off-site, car washes and automotive repair and service shops, laundry and dry cleaning establishments, outdoor storage of road salt and deicing chemicals, wastewater or septic lagoons, and the spreading of septage or sludge. Other uses, such as sand and gravel extraction, are conditionally permitted by the planning board. There is also a Wetlands Conservation District, defined as "all water resources, wildlife habitats and wetlands within the Town, such as but not restricted to Davis Pond, Pequawket Brook, Upper Pequawket Pond drainage north to the Town line,

and Durgin Pond, Durgin Brook and Cooks Pond drainage into Silver Lake." The Zoning regulation 4.5 outlines permitted uses, the need for requests for determination of wetlands, *and* defines buffers to the wetlands which are sometimes more strict than even state standards.

Madison Conservation Lands Public Interest and Recreational Opportunities

(Table 1)

Public Interest and Recreational Opportunities	Water Access	Views	Forests	Meadows	Wetlands	Hiking Trails	X-Country Skiing	Fishing	Hunting	Points of Interest
1 Burke Forest	N	N	Y	N	N	Y	Y	N	Y	*
2 West Branch	Y	N	Y	N	Y	N	N	Y	N	*
3 Blair's Location	N	Y	Y	N	N	N	N	Y	N	*
4 Hurricane Point	Y	Y	Y	N	N	Y	N	Y	N	*
5 Big Island	Y	Y	Y	N	N	Y	Y	Y	N	*
6 Malcolm P. McNair Conservation Easement	Y	Y	Y	N	Y	N	Y	Y	Y	*
7 McNair Conservation Easement	N	Y	Y	N	N	Y	Y	N	Y	*
8 Gage Lot	N	Y	Y	Y	N	Y	N	N	Y	*
9 Kennett Park	Y	Y	N	N	N	N	N	Y	N	*
10 Cedar Swamps	N	N	Y	N	Y	N	N	N	Y	*
11 Loon Island	Y	Y	N	N	N	N	N	Y	N	*
12 Currier Lot	N	Y	Y	N	N	N	N	N	Y	*
13 Goodwin Town Forest	N	Y	Y	Y	Y	Y	Y	N	Y	*
14 Louise S. Wold Conservation Area	N	Y	Y	Y	Y	Y	N	N	N	*
15 Nickerson Lot	N	Y	Y	N	Y	N	N	N	Y	*
16 Ward Parcel	N	Y	Y	N	Y	Y	Y	N	Y	*
17 Cascades	N	Y	Y	N	Y	Y	N	N	Y	*
18 Lyman Lot	Y	Y	Y	N	Y	N	N	N	Y	*

(\*)

Burke Forest: snow mobile and trail to Trout Pond  
 West Branch: meandering stream through woodlands  
 Blair's Location: access to Ledge Pond  
 Hurricane Point: fun along Silver Lake  
 Big Island: daytime picnicking use  
 Malcolm P. McNair Conservation Easement: Durgin Pond canoe  
 McNair Conservation Easement: trails to Bald Ledge  
 Gage Lot: large boulder and trail to Stacy Mountain  
 Kennett Park: daytime picnicking and swimming on Silver Lake

Cedar Swamps: natural area  
 Loon Island: small island in Silver Lake fun to swim around  
 Currier Lot: between Poor Lines and railroad track  
 Goodwin Forest: pine barren habitat and marsh  
 Wold Conservation Area: beautiful views  
 Nickerson Lot: south of transfer station  
 Ward Parcel: hiking trail behind playing field  
 Cascades: beautiful trail to stream near Historical Society  
 Lyman Lot: forest north of Currier Lot

**Description of Areas Dedicated to Conservation:** Details of each property, including access, can be found in the Conservation Commission notebook, *Town Conservation Land & Easement Property Reports*.

**1. Herbert Burke Forest:** Map 258, Lots 6 and 7; 105 acres

The Burke Town Forest is a town owned forest located in the southern part of Madison, divided by the Class VI Black Brook Road. It borders the Goodwin Town Forest and the Freedom Town Forest. It was given for \$1.00 to the Town by John and Millie Burke in 1926. The gift was the first such gift to a town in New Hampshire. The snow mobile/logging trail up the hillside off Black Brook Road is well delineated, though subject to some erosion. This trail leads hikers up to Trout Pond.

**2. West Branch:** Map 134, Lot 25 and Map 134, Lot 14; 49 acres

The West Branch is a strip of land 198 feet wide measured from the banks of the West Branch Stream that drains southward from the Silver Lake Dam. From each bank east and west, the property extends 100 feet. The stream flows to the Freedom town line. The property is mainly surrounded by The Nature Conservancy's pine barren reserves. It was purchased from Central Maine Power Company in 1956 for \$1.

**3. Blair's Location:** Map 207, Lot 5; 45 acres

Blair's Location is a land-locked forest off the southern part of Ledge Pond in the northern part of the Town Of Madison. It has 1000 feet of shore frontage. It is mainly bordered by lands owned by Pike Industries and Coleman's. The land was bought by the Town in 1929.

**4. Hurricane Point:** Map 126, Lots 6 and 22; 6 acres

Hurricane Point borders Silver Lake, while an additional lot is across the East Shore Drive and has 2.9 acres of land. There is a simple trail that brings hikers from East Shore Drive to the point and loops through the property. There are no trails on the East Shore lot.

The land was gifted by Frank E. Kennett Jr. and A. Crosby Kennett. E.E. Cummings did some of his early writings (The Enormous Room published in 1922) in a tree house at the point.

**5. Big Island:** Map 119, Lot 4; 3 acres

Big Island is located in the northeastern section of Silver Lake. It is the lake's largest island. There is a footpath on the island and a small beach on the western side where people often picnic. The island was purchased by citizens matched equally with funds from the NH Department of Resources and Economic Development in 1973 for \$22,000.

**5. The Malcolm P. McNair Conservation Easement:** Map 246, Lot 13; 148 acres and Map 246, Lot 8; 133 acres

These two easements were donated to the Town in 1976 and include land around Durgin Pond and south-east of Lead Mine Road.

**7. The McNair Conservation Easement:** Map 250, Lot 1 and 2; 323 acres

This land contains 4 easements and includes the peak of Stacy Mountain, the Bald Ledges.

**8. Gage Lot:** (also known as The Everett Parker Property) Map 259, Lot 4; 85 acres

The property is forested with hard wood and has many rocks and steep slopes. A trail that starts at the top of Stacy Mountain meanders through the property en route to Trout Pond. The trail currently has no markings 13 acres are in the town of Freedom. It was donated to the Town in 1983.

**9. Kennett Park:** Map 118, Lot 3; 0.7 acres

Kennett Park is located on Rte 113 and is less than an acre in size. It borders Rte II, Silver Lake, the Chick Packaging commercial property, and a private residence. There is a small launching beach for kayaks or canoes and a swim area. There are picnic tables available. It was donated to the Town in 1982.

**10. Cedar Swamp (The Stuart Mudd Memorial Natural Preserve):** Map 210, Lot 4; 105 acres

The area contains a unique swamp that supports large Northern White Cedar trees in their most southernmost range. It contains a gently sloping stream bank, heavily shaded by hemlock, and supports many stems of a rare orchid, the Green Adder's Mouth. The property is landlocked with a strictly limited right-of-way. The land is usually accessed off the Boulder Road and through The Nature Conservancy's land. Beavers flooded the swamp in 2002 causing damage to some of the cedars. The Mudd family donated the land to the Town in 1985.

**11. Loon Island:** Map 130, Lot 7

This small island located in the western part of Silver Lake was donated to the Town in 2004 by the Kitchen family.

**12. Currier Lot:** Map 221, Lot 11; 35 acres

There are no formal trails on the property. The property may be accessed over the power line corridor or the railroad right-of-way. The property is a natural forest and wildlife preserve. It was donated to the Town in 1988 by Thomas and Virginia Currier.

**13. Goodwin Forest:** Map 258, Lot 8; 226 acres

The marsh area of the forest offers spectacular views of a natural wetland. A trail around the marsh was constructed by the Town Forester, with the help of school children, in approximately 1995. It is annually cleared of fallen timber by members of the Madison Conservation Commission. A large portion of the forest contains pitch pine and in 2007 the Town and the USDA entered into an eight year agreement to restore the pitch pine environment with clearings and prescribed burns to take place from 2012 to 2016. These actions will help the natural ecology of these threatened trees. The land was donated to the Town by Herbert and Betsy Goodwin in 1984. A timber sale was conducted in the Winter of 2007-2008 to improve forest quality.

**14. Louise S. Wold Conservation Land:** Map 205, Lot 19; 71 acres

The conservation is located off Allard Hill Road, an extension of Tasker Hill Road off Hwy 153 in Conway near the Legion property. Mrs. Wold donated the land to be used in its natural state to help educate children and preserve for the future. The Madison Conservation Commission employed Forest Land Improvement Inc to form a forest stewardship plan in June 2004. Two scenic views and several wildlife cuts were lumbered in the late spring of 2005. An initial trail was outlined with primitive stakes and directional signs and published on a small handout and placed in a box at the entrance of the lot. There are two scenic views that face toward the west and east. UNH undergraduates did a small semester project regarding trails and natural resource inventory in 2006.

**15. Nickerson Town Forest & Transfer Station:** Map 115, Lot 27; 17 acres

The Nickerson Town Forest is located on the northern border of the Lyman Town Forest and borders Boulder Road. Approximately 40 % of the property contains the Transfer Station. There are no trails on the property.

**16. The Ward Parcel:** Map 233, Lot 84; 47 acres

The Ward Parcel is located on the westerly side of Rte113 and abuts other land owed by the Town of Madison known as Burke Field, the Town garage, and the Library. It could be considered one of five sections of a "Madison Center": 1) the school parcel; 2) Burke Field; 3) the "Greene" Parcel which includes the Town Hall, Fire Station, the Town Garage, and the Library; 4) the newly purchased Madison Garage property; and finally 5) The Ward Parcel. The Madison Conservation Commission commissioned Forest Land Improvement, Inc. in 2000 to prepare a management recommendation for the forest on the property, and funded the establishment of a trail through the property in 2004. The reconstruction of the southern border is taking place in 2008 while the back northern section can be used for trails. The land was purchased in 1993.

**17. Cascades:** Map 234, Lot 10; 25 acres

For over 100 years Madison residents have been enjoying hikes along Forrest Brook to the Cascades. The hiking trail is accessed along the south side of the Madison Historical Society building on East Madison Road. It leads to the cascading Forrest Brook, otherwise known as the Madison Cascades. The Town bought the land in 2004.

**18. Lyman Town Forest:** Map 221, lots 10 and 15; 36 acres

The forest is comprised of two lots which are separated by the Boston and Maine Railroad track, bordered partially to the west by Davis Pond and west of the Public Service of New Hampshire right-of-way in the northern part. There are no trails established on the property. The property was bought by the Town in 1985.

The properties and easements offer different public interest and recreational activities, such as water access, views, forests, meadows, wetlands ,hiking trails, cross country skiing, fishing, hunting, and points of interest. (see Table 1)

In addition, there are state and privately protected areas, including land protected by The Nature Conservancy: 1. West Branch Pine Barrens Preserve 1,114 acres; 2. Madison Boulder Woods, 211 acres; 3. Hartshorne Conservation easement, 313 acre; 4. The Hoyt Wildlife Sanctuary; 5. Madison Boulder Park; 6. The Elaine Connors Wildlife Center; along with several other easements granted to Green Mountain Conservation Group and other trusts.

## **Forest Management**

### **Recent Activities and Accomplishments**

In 2007 the Conservation Commission completed property descriptions of all Town conservation lands. The effort was a substantial undertaking. The descriptions include a statement covering the location and map of the property, a description of the donor and his/her motivation to donate the property, the deed and particular aspects of interest. A copy of this document is in the Madison library.

In 2007 the Conservation Commission hosted a conference for land owners that encouraged the creation of conservation easements. Experts from the state as well as Green Mountain Conservation Group described the merits of the easements, in particular recent changes in tax regulations.

Also in 2007, the Commission helped the Town sign a \$115,000, 8-year Wildlife Habitat Improvement Project with the USDA to help restore endangered pitch pines in the Goodwin Forest. The Commission also conducted a timber sale in a section of the Forest to manage the forest under its current long range forestry plan.

In 2008, the Commission, with advice from town counsel, acquired a right-of-first refusal from The Nature Conservancy for \$25,000 for the Silver Lake Watershed / Goodwin Family Trust property surrounding Cook's Pond, to be executed if the TNC were to sell the property. This land is protected from development with a permanent easement through the New Hampshire Department of Resource and Economic Development and a Forest Legacy Grant.

## **Objectives and Goals**

**Acquire strategic properties that have high conservation value. Encourage landowners to view conservation easements as both a benefit to themselves and their community.**

With the financial help of 50% of the Land Use Change Tax, which the town receives when a property is taken out of current use and converted to a building site, the Commission has the opportunity to help potential conservation land donors to help finance their surveying and legal costs when they donate easements to the Town. Occasionally, unique properties are bought with the help of fund raising through private sources (such as the Cascades in 2004). However, the Commission considers conservation easements the most cost effective way to protect land.

The Commission continues to educate the public about the benefits of these grants of land. In 2003, the Commission adopted *Guidelines for Land and Conservation Easement Acquisition* (Table 2), which has been used subsequently when assessing the appropriateness of expenditure of public funds for land or easement purposes. Please refer to the following table for this document's goals and guidelines as it reflects the spirit of the Commission's mission. The Commission hopes to continue to partner with other conservation based agencies (e.g. The Nature Conservancy, Society for the Protection of New Hampshire Forests, New Hampshire Audubon, The Trust for Public Land, and Green Mountain Conservation Group) to increase funds, access a wider audience, prioritize parcels for protection, and pursue land protection efforts to the benefit of the community and the region. Finally, the Commission seeks land protection opportunities that create corridors of contiguous open space between the currently protected lands.

**Improve conservation land for recreational and educational purposes.**

The Conservation Commission plans to improve trails and signage and hopes to better "advertise" scenic nature trails. In 2008, updated signage will be placed on the Ward Parcel, the Cascades, the Goodwin Town Forest, and the Louise S. Wold Conservation Land. In the future, the path from Goe Hill Class VI Road through private property to the McNair easement can be examined through negotiations with the private landowner to lead people to the Bald Ledges scenic view.

**Manage forests using best practices.**

The Conservation Commission encourages best forest management practices both for town lands and for private property owners. The logging operations are balanced to take into account regeneration with the preservation of wildlife diversity. The pitch pine restoration project in the Goodwin Town Forest is a major undertaking by the Town, working closely with the federal government (USDA) and a private non-profit ecological group (The Nature Conservancy).

**Promote educational efforts that stimulate interest in further understanding of our natural resources.**

The Conservation Commission has attempted to educate the townspeople about conservation issues during Old Home Week with lectures about wild animals, growth and development concerns, and natural habitats such as vernal ponds, wildlife conservation areas, and town forest operations. The Commission supports the efforts of the Madison Central School in conducting nature hikes for elementary children. It televises its monthly meeting to keep citizens informed of its activities and concerns. Finally, the Commission hopes that broadening its exposure via a more modern and interactive website will benefit the community.

**Promote the continuation of water quality monitoring.**

The Conservation Commission should continue its support of SLAM's, GMCG's, and the Eidelweiss District's and Eidelweiss Property Owner Association's monitoring of local water quality to ensure preservation of excellent water sources for our citizens.

**Promote local agricultural awareness.**

The Madison Conservation Commission supports awareness of locally available foods and encourage farmers to follow Best Management Practices to protect the land and water resources on which they depend.

**Guidelines for Land and Conservation Easement Acquisition**  
(Table 2)

This chart was developed in 2004 by the Conservation Commission to use when evaluating a potential gift or acquisition of conservation land in order to determine the amount of possible expenditures from the Change Use Tax monies that the Town has put aside to preserve land.

Goals	Guidelines
1. To protect critical lands for water quality, Wildlife habitat, scenic views, geological formations, and future generations.	1. One of the major priorities is to identify land that satisfies certain conservation criteria that can be protected with the use of a conservation easement. This offers the most value for the least investment from the Town. Town monies may be used for real estate assessment, surveyor costs, and legal fees.
2. To help management of growth.	2. Land neighboring pre-existing easements or Town properties should receive a high consideration priority. The “linking” of land together should be an important criteria in prioritization of options.
3. To maintain rural character	3. Land that protects watersheds or wetlands is very valuable for the future of the Town.
4. To keep space open for recreational activities.	4. Land for sale whose owner offers conservation discount or who offers below fair assessment should be highly considered.
5. To help protect historical activities.	5. The Commission should seek the help of other conservation minded groups who may help identify potential lands that need protection.
	6. There are sometimes opportunities to purchase special open spaces which may be small in acreage but have an unique character and are in need of the Town’s special attention: i.e. vernal ponds, natural areas such as Big Island, Madison Cascades, Kennett Park, or perhaps even deer yards.



## APPENDIX A. MADISON TOWN HISTORY

Portions of the following have been adapted in part, from the *1986 Master Plan* and *A Brief History of Madison*, compiled by the Public Schools of Madison, assisted by the Madison Men's Club, 1925-26.

### 1. COMMUNITY GROWTH AND DEVELOPMENT

Madison was originally a part of Eaton, which was chartered in 1764 and named in memory of General John Eaton for meritorious military services. During the seventy six years which followed, two distinct community centers emerged - Buttermilk Hollow (which is currently Eaton's town center), and Eaton Corners, known today as Madison Corners. The growth of these two communities resulted from political and economic differences as well as geographical barriers. Among the eleven families here in 1787 were those of Banfield, Burke, Danforth, Nickerson, Snell, Gilman, Atkinson, Allard, Kennett, and Blaisdell.

In 1818, a thirty-foot square Town Pound was constructed of fieldstone. The walls were seven feet thick at the bottom, tapering to a width of three feet at the top. On the top of the wall on the four sides were hewed beams one foot square and posts one and a half foot high were sunk at the intervals in the beams. On top of these posts, other beams four inches square were fastened to the posts. On the north side was a swing gate and a lock. The structure was used to house stray cattle, sheep, horses, and other domestic animals. Release of an animal could be obtained by presenting proper identification to the pound keeper, who was elected annually at Town Meeting, and paying for any damage done. This facility has been restored by town residents as a part of the nation's 1976 bicentennial effort.

Around 1839, an article was introduced into the Eaton Town Warrant to see if the Town should be divided. On December 17, 1852, Madison was created by an act of the Legislature, encompassing sixty square miles, incorporating the western portion of Eaton to include land grants of 2,000 acres each made to John Caldwell, Alexander Blair, Joshua Martin, Nathaniel Martin, and Daniel McNeil, for services in the French and Indian War. The Governor's Lot of 500 acres, exempted from the original grant to Eaton, lies in the northwest corner. The south and western portions were a part of the grant of Eaton. When the news came that the town was divided, there was great celebration in Madison with shouting, firing guns, and building bonfires.

Madison held its first Town Meeting on February 8, 1853, at the Union Meeting House. The meeting's Warrant included an article for construction of a Town House. This was delayed in passage until 1884, when a plot of land was deeded to the Town for the site for the new building.

Madison's early roads were generally rough and treacherous. They were plowed by chaining a log to the side of an ox sled and "breaking" one side of the road at a time. Though walking was the most prevalent mode of travel, horses and oxen were commonly used for drawing two- and four-wheeled vehicles. Most two-wheeled vehicles or "sulkies" were ox-drawn. Four-wheeled wagons varied in size from buckboards and carryalls to

NAME	NO.	TERM (Years)	STATUS	RESPONSIBILITIES
Planning Board	6*	3	Vol.	Town planning, zoning revisions, land subdivisions, site plan review
Zoning Board of Adjustment	5	3	Vol.	Makes decisions on variances, equitable waivers of dimensional requirements, appeals of administrative decisions, and special exceptions.
Recreation Committee	7	1-3	Vol.	Supervises Recreation Director, advises Selectmen on parks, athletic fields, beaches
Old Home Week Committee	5*	3	Vol.	Plans/oversees events such as parade, bean hole supper, races, etc.
Conservation Commission	-	none	Vol.	Studies, protects, recommends, & promotes preservation of environment
Forest Committee	-	none	Vol.	Inventories, protects, manages logging, & preserves wildlife in Town Forests
Historical Commission	-	none	Vol.	Researches, identifies, safeguards, & promotes preservation of historic sites
Health Officer	1	3	Vol.	Inspects potential health hazards, reports violations to appropriate agencies
Fire Commissioners	3*	3	Vol.	Establish policy & budget, work closely with Chief and Rescue Squad
Fire Chief	1**	none	Vol.	In charge of daily operation of department
Rescue Captain	1**	none	Vol.	In charge of daily operation of department

\* elected

\*\*elected by Department

## APPENDIX C. PLANNING AND ZONING

Land owners have the constitutional right to use their property as they see fit, except where their rights are constrained by due process of law. Federal and State laws restrict many property rights by regulating such uses as: agriculture and forestry practices, access to public roads, storage of fuels, disposal of sewage and hazardous waste, and activities that emit air or water pollutants or could harm wildlife habitats.

Town ordinances and regulations place additional restrictions on land use for the safety, health, and general welfare of the community. These and the responsible Town organizations consist of:

- **Zoning Ordinance** – controls land use, lot and building size, building setbacks, signs, wetlands, shorelines, groundwater protection and telecommunications towers – administered by the Planning Board and Zoning Board of Adjustment (ZBA).
- **Subdivision Regulations** – assure adequate streets, drainage, and zoning compliance for new land developments – administered by the Planning Board.
- **Site Plan Review Regulations** – provide for safety and compatibility review of nonresidential and multifamily developments – administered by the Planning Board.
- **Other Town Regulations** – Driveways and Other Access to Public Way and Scenic Roads are administered by the Planning Board and by the Highway Agent . Regulations covering Building Permits, Private Sewage Disposal, Town Beaches and Boat Ramp, and the Solid Waste Transfer Station are administered by the Board of Selectmen.

Functions of the Planning Board and Zoning Board of Adjustment are outlined below. Enforcement of these regulations is performed by members of the Board of Selectmen and by the Code Enforcement Officer acting as their agent.

### HISTORY OF PLANNING AND ZONING

In 1977 Madison adopted its first comprehensive plan for the future. As with later revisions, its purpose was to guide local official and agency decisions on preserving the quality of life in the Town of Madison and encouraging orderly growth. It presented four goals:

1. Preserve the rural character of Madison,
2. Plan for community facility needs,
3. Develop a program to upgrade town roads, and
4. Maintain a well-rounded tax base.

Following adoption of a revised and updated Master Plan in 1986, a committee was formed under the guidance of the Planning Board and the Board of Selectmen to create a zoning ordinance for the Town of Madison. A survey was conducted of the property owners in the Town that confirmed support for the Town to remain rural and residential in nature. After the requisite public hearings, the Zoning Ordinance was passed by the voters at the March 1987 Town Meeting. A five-member Zoning Board of Adjustment (ZBA) was subsequently appointed by the Selectmen.

During the first few years under Zoning, the ZBA met monthly and had a fair amount of cases to handle. Many of these cases involved grandfathered undersized lots that required relief on mandatory setbacks for construction. ZBA members felt they could exercise discretion in granting variances during these early years. It was later learned, however, that state guidelines give the Board little discretionary power over "hardship" cases. As a result, the number of variance applications has declined. In recent years, modifications to the Zoning Ordinance authorized the ZBA to approve special exceptions, adding to the ZBA's workload.

The Village District of Eidelweiss has not been as ambivalent about zoning as the Town. The District adopted zoning regulations before the Town did and with much less controversy. In 1990 the two zoning ordinances were melded together and Eidelweiss is now a separate zoning district within the Madison zoning with enforcement administered by the Town. The differences may be minor, e.g. setbacks, but in other areas such as signs the District ordinance is much stricter. Most lots in Eidelweiss are nonconforming in the sense that they do not meet Madison standards for road frontage or lot size.

Eidelweiss is zoned residential and while traditional home occupations are permitted, the distinction from contemporary home businesses is not clear in the present zoning regulations. Given the changing face of the economy in rural areas, these issues need to be addressed. Moreover, if the District chooses to encourage home based businesses, it should also plan for the possibility that some of them may become successful. In considering such changes the preservation of the beauty and tranquility of Eidelweiss is paramount.

Eidelweiss is a resort community, but more people are choosing to make it their permanent residence. This is evident in the number of families living year round, the increasing number of children in the school system, and an increase in the number of voters on the checklist. The utilization of resources and priorities for the residents and the vacationers may not always be the same. It is important that dialogue between the two groups be maintained.

In the development of the zoning ordinance, residents and taxpayers were surveyed a total of three times: in 1975/76 for the "Comprehensive Plan" that was prepared with the help of the North Country Council; in 1986 for its initial zoning ordinance; and in 1993/94 to assess the effectiveness of zoning. In all three surveys respondents voted for the Town to remain rural. In the last survey the question of eliminating zoning was rejected by 91% to 6% with 3% abstaining.

Clearly, zoning was adopted in Madison to preserve the natural beauty of the area, to stabilize property values, and to encourage uses in harmony with rural living. It seeks to protect existing property owners against a new use in a neighboring property that could prove incompatible or undesirable, thereby diminishing property values and quality of life.

Several changes have been made to the Madison's Zoning Ordinance over the years, and it continues to need constant review to be certain that it reflects the needs of the Town and the will of the people. The most recent changes are the addition of a section allowing Planned Unit Developments (1998), a section controlling telecommunications towers (1999), and a section protecting groundwater quality (2000).

Changes to the ordinance may be petitioned by landowners, although most changes are recommended by the Planning Board, in consultation with the ZBA and the Selectmen. After public hearings are held on the recommendations, the final amendments are presented and voted at the annual Town Meeting in March.

## **PLANNING BOARD FUNCTIONS**

The Planning Board, under the authority of RSA 674.1, has specific duties which include: Master Plan development, recommendations for municipal improvements, conducting investigations, making maps, formulating and recommending amendments to zoning and other municipal ordinances. Board members are elected for staggered terms.

In addition to planning and zoning responsibilities, the Planning Board administers **Land Subdivision Regulations** which were adopted in 1976 and have been amended several times since adoption, most recently in 1999.

*The purpose of this regulation is to promote the development of adequate streets, utilities, and other facilities and services to new land developments, to assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian; to assure in general the wise development of areas in harmony with the community; to create conditions favorable to health, safety, convenience or prosperity; to provide against any scattered or premature subdivision of land as would involve danger or injury to health, safety, or prosperity by reason of the lack of water supply, drainage, transportation, schools, fire department, or other public services, or necessitate an excessive expenditure of the public funds for the supply of such services; and to secure equitable handling of all subdivision plans by providing uniform procedures and standards for observance both of the subdivider and the Planning Board. (Land Subdivision Regulation)*

The Planning Board also administers **Site Plan Review Regulations**, which were adopted in 1988 and amended in 1992.

*All development for non-residential uses, multi-family dwelling units, or public use facilities come under its authority. Site Plan Review is an opportunity for the applicant to show compliance with the Town, State, and Federal ordinances. It is also the opportunity for abutters to share concerns with the Planning Board in order to facilitate a harmonious coexistence. All entities subject to Site Plan Review that substantially enlarge their operation, or change use, or add new operations, shall apply for Site Plan Review. All entities that have not yet received approval and wish to expand or change use shall apply for Site Plan review. All entities subject to Site Plan Review shall receive approval to operate, subject to conditions placed on them by the Madison Planning Board. These may include but are not limited to provision of buffer zones, fencing, hours of operation, traffic impact, lighting, or any condition deemed appropriate. (Preamble to Site Plan Review)*

## **ZONING BOARD OF ADJUSTMENT (ZBA) FUNCTIONS**

Powers and duties of the ZBA are defined in the Madison Zoning Ordinance and in State statute RSA 674:33.

The process of appeal to the ZBA usually results from application by a property owner or by referral from the Selectmen or Planning Board. Appeals can be granted by authorization of either a **Special Exception** or a **Variance**, by an **Equitable Waiver of Dimensional Requirements** or by **Appeal of an Administrative Decision**.

**Special Exception** - use of a land or buildings that is a permitted use, subject to specific conditions which are set forth in the zoning ordinance. Special Exceptions must be granted, if allowable, after a hearing.

**Variance** - permission granted to use a specific piece of property in a more flexible manner than allowable under the zoning ordinance if all five of the following conditions are tested and met:

1. The proposed use would not diminish surrounding property values.
2. Granting the variance would not be contrary to the public interest.
3. Unnecessary hardship may be established if: (1) a zoning restriction as applied to their property interferes with their reasonable use of the property, considering the unique setting of the property in its environment; (2) no fair and substantial relationship exists between the general purposes of the zoning ordinance and the specific restriction on the property; (3) the variance would not injure the public or private rights of others.
4. Granting the variance would do substantial justice.
5. The use is not contrary to the spirit of the ordinance.

ZBA members are appointed by the Selectmen for staggered terms.

## APPENDIX D. ENVIRONMENT

This appendix presents an overview of the Town of Madison's natural features. Included is a description of the Town's general topography, climatic condition, geologic features, soil characteristics, surface water and drainage, groundwater and aquifer areas, floodplains and wetlands, woodlands, open spaces and scenic areas.

### General Topography

The Lakes Region of New Hampshire is bounded on the north by the White Mountains. Madison lies on the northern edge of this region of lakes, separated from the Maine state line by its parent town of Eaton. Its one expansive lake and twenty-two ponds give evidence of the glacial activity that created a terrain suitable for an unusual number of bodies of water. The total area of water in the Town amounts to some 1500 acres.

The region was glaciated by a continental sheet of ice some 180,000 years ago, and again 50,000 years ago. Since that time soils have built up and plants, forests, and animal life of all varieties have established themselves in keeping with the changing climate.

Madison's highest elevations are found in the eastern areas of Town. Glines Mountain, known on its eastern side as Rockhouse Mountain, is 1480 feet in height. Lyman Mountain is 1560 feet high. Stacy Mountain is 1388 feet high. The topographical map of Carroll County dated 1861 refers in plural to both Glines and Lyman Mountains, as each of these summits has more than one peak. Throughout the Town to the east and to the west there are ten hills with heights of over 1,000 feet.

Most of Madison's hills and mountains are composed of bedrock. In profile, they have been given an asymmetrical shape caused by glacial activity. This shape is known to geologists as "stoss and lee," showing a gradual incline from the north and abrupt declivity, sometimes a cliff on the south. In some instances, the southward cliff is a dramatic expanse of bare rock. This phenomenon exists in the Madison's B. & M. Ledge, Hedgehog Hill, Whitton Ledge, and Bald Ledge.

Through the center of town, along a nearly north and south axis, runs a glacial valley, open at both ends because of the action of the ice. It is known to geologists as the "Silver Lake Through Valley". This valley drains both north and south with a low divide in the vicinity of Cranberry Bog. This striking lowland axis between the eastern and western hilly region serves not only the watercourses but also highways, railway, electric power lines and telephone lines.

An especially dramatic feature of the Silver Lake Through Valley is found at its southern end in the form of the Silver Lake Outwash Fan. This flat, superficially dry region, known as the "Plains," is Madison's portion of a large area of sand and gravel, several square miles in extent, left behind by the melting glacier some 12,000 years ago.

Madison's two low points are found at the northern and southern ends of the through valley where its drainage streams cross the town line. Northward the Pequawket Brook enters the town of Albany at an elevation of 459 feet above sea level southward, the West Branch leaves Madison and becomes the town line between the Towns of Ossipee and Freedom at an elevation of 460 feet. The differential between the highest peak of Lyman Mountain and these two low points is about 1,000

feet.

There are several special features of the Town's surface which are interesting reminders of the glacial ages. One of these features is a long, narrow serpentine hill of sand and gravel having steep sides and running generally in a north to south direction. Geologists call such ridges "eskers." An outstanding example of this glacial feature runs beside Pequawket Brook in the area of Tight Pond for a distance of about a mile and a half. It has been mined over the past two decades for commercial gravel. Another esker runs for two miles along the east side of Silver Lake, west of Cooks River, to Cooks Pond. A third more complex esker pattern runs through and north from Silver Lake Village for about one mile.

Another special glacial feature is the "Kame Terrace," a formation of sand and gravel left by the glacier along certain valley walls. In Madison, such terraces are found along both east and west sides of Silver Lake and on either side of the system of marshes in the through valley between Silver Lake Village and the Albany town line. Hurricane Point illustrates another special feature known as "crevasse filling," which differs from an esker in being generally straight rather than sinuous.

Finally, a characteristic feature of Madison's surface is the scattering of glacial boulders, sometimes called "erratic" boulders because they are explained as having been carried for some distance by the glacial ice long ago and left in their present locations when the ice melted and poured away. The largest and most famous of these is the Madison Boulder, which is a half mile north of Davis Pond. It is located within a small state park which is furnished with a trail, recreational area, and instructional signs. The parking area and the recreational area around the boulder were recently refurbished and enlarged by the New Hampshire Parks and Recreation Department. The boulder weighs approximately 4,660 tons with dimensions of 83 feet by 37 feet by 23 feet. The geologic makeup and other evidence seem to indicate that the boulder originated in the area of Whitton Ledge, one and one-half miles northwest of its present location. Several other very large boulders are located in other parts of Madison and can be found on ridges and in valley areas.

### **Soil Characteristics**

Madison is fortunate to have a completed soil survey prepared through the Carroll County Soil Conservation Service (U.S. Department of Agriculture).

The Town is made up of one broad upland area dissected by a narrow valley running from Pequawket Pond southwest to Silver Lake, broadening into an outwash plain that stretches from just north of Moore's Pond to east of the West Ossipee Branch River. The striking features of the upland area are the rolling hills and low mountains.

The area west of the valley and outwash plain is dominated by soils that formed in sandy glacial till. Major soils include the somewhat droughty Hermon and the moderately well-drained Waumbek soils. Stones are prominent on the surface.

The area east of the valley and outwash plain is dominated by soils that formed in sandy or loamy glacial till. Major soils include the well-drained Becket, the moderately well-drained Skerry, and the shallow to bedrock Lyman soils. Becket and Skerry soils have a sandy pan layer about eighteen

to thirty inches below the ground surface. Lyman soils formed in a thin mantle of loamy glacial till about 10 to 30 inches thick over the bedrock. They occupy an area in the eastern part of the Town from Rockhouse Mountain south to Bald Ledge and Stacy Mountain.

The valley area along Pequawket Brook and the outwash plain south of Silver Lake is dominated by droughty soils that formed in thick sand and gravel deposits. Major soils include the excessively-drained Colton and Adams soil.

### **Geologic Features**

The Town of Madison has known deposits of high quality granite, sand, gravel, lead, and zinc, as well as low-grade uranium and thorium. It is underlaid in part by granite rocks known to contain low-grade sources of uranium, thorium, beryllium, and rare earths. Homes with granite foundations or laid on granite plates should be tested for radon emissions, due to the uranium content in the granite.

### **Climate**

The Town of Madison experiences climatic conditions typical of the White Mountains Region. Winters are often long and severe, while summer months bring comparatively gentle conditions. Occasionally in low lying areas an extreme cold temperature of 35-40 degrees below zero Fahrenheit has been recorded. However, days with temperatures over 100 degrees are rare.

### **Surface Water and Drainage**

Madison waters flow to the Saco River. Broadly speaking, those from the northeast portion of the town flow north, reaching the Saco at Conway, while those from the northwest, east, and southern portions of the town flow south, reaching the Saco by way of Ossipee Lake and the Ossipee River.

Of the two major drainage systems, the southern is considerably the larger, centering on Silver Lake (elevation 466 feet, area 1.53 square miles, maximum depth 164 feet). Flowing into Silver Lake are the following:

- *from the Northwest:* Deep River, formed by the confluence of Ham and Salter Brooks and also a short unnamed stream running out of Maily Pond.
- *from the North:* Forrest Brook (also known as Five Mile Brook), the largest stream system in Town, rising in wetlands between Modock Hill Road and Bickford Road (Mooney Hill Road), augmented by the brook running out of Loud Pond (18 acres) under the north slope of Lyman Mountain, and by Frost Brook, rising not far from the south end of Lyman Mountain. When it reaches the floodplain just north of Silver Lake, Forrest Brook is also joined by a short stream draining Blue Pond and Mack Pond (5-10 acres each).
- *from the East:* Cooks River, flowing out of Cooks Pond (18-20 acres) is fed by small unnamed streams from the south. It also receives the waters of Durgin Brook from Durgin Pond (14-16 acres), which is fed by small unnamed brooks from the north and east. Durgin Brook is increased further by Kennett Brook, rising on the west slope of Goe Hill. Cooks

River is enlarged also by a short stream draining two of the three Danforth Ponds just east of Silver Lake.

The discharge from this major drainage system is at the south end of Silver Lake via a controlled flow dam into the West Branch and its narrow floodplain running south then west, picking up the flow from Lily Pond (1-2 acres), then south across the southern town line of Madison on its way to Ossipee Lake.

The other principal drainage system flowing to the north begins with Big Pea Porridge Pond (elevation 648 feet, maximum depth 40 feet) in the northeastern part of Madison. It is fed by small brooks east and south, and is connected by short channels westward to Middle Pea Porridge Pond, then to Little Pea Porridge Pond. From these ponds the Banfield Brook flows westward to join the Pequawket Brook, the principal north flowing brook in Madison, starting at Davis Pond. This pond is fed chiefly by wetland drainage from the south but also by three brooks. In its northward flow the Pequawket Brook enters Upper Pequawket Pond. A stream from Whitton Pond flows north to Iona Lake in Albany and subsequently flows west to Pequawket Brook. The Pequawket Brook continues to flow north to Pequawket Pond in Conway and empties into the Saco River.

Besides the streams and ponds noted in connection with the two major drainage systems, the Town of Madison touches on two bodies of water. On the east, the Town shares Purity Lake with the Town of Eaton. Ferrin Brook, beginning at the north side of Goe Hill, flows into the Madison portion of Purity Lake. The stream flowing southward from Purity Lake into Freedom is joined by Blaisdell Brook which rises on the east side of Stacy Mountain. On its west side the Town includes the smaller portion of Moores Pond, sharing it with the Town of Tamworth. This pond (elevation 440 feet) lies about one mile west of Silver Lake.

Moores pond receives only negligible drainage from Madison, but receives and discharges the waters of the Chocorua River, which at no point touches Madison on its way south to Ossipee Lake.

Four ponds should be mentioned as having no visible outlet: Ledge Pond, Tight Pond, Drew Pond, and the northernmost of the three Danforth Ponds east of Silver Lake. Two bogs, Cranberry Bog and Tyler Bog, illustrate the final stage of the taking over of a small pond by plant growth (eutrophication). The three Danforth Ponds illustrate the same process at a less advanced stage.

## **Springs**

Springs are treasured gifts of nature, where they occur. Purity Springs, at the foot of Purity Lake and the head of Purity Stream is well known.

North of the Silver Lake Post Office (the former railroad station for the Boston and Maine Railroad), the Dana Spring flows from a stoned-up hexagon which was erected at the time of construction of the railroad line, it is just north of the mile post at Mack Pond.

Burke Spring is near the intersection of Danforth Lane and Route 113. At one time it supplied a watering trough. Another watering trough at the top of Mooney Hill, near the old Webster Place, was supplied by the Lawson Spring. Although slightly modified during repairs, the stone work of the spring is still intact, but the horse trough has long since disappeared.

A small but never-failing spring known as Shackford's Spring is located low on the east side of Stacy Mountain.

### **Groundwater - Aquifers**

Madison contains the headwaters of the Saco-Ossipee Aquifer, the largest stratified-drift aquifer in New Hampshire. In 1975 a map prepared by John E. Cotton for the U.S. Geological Survey, in conjunction with the New Hampshire Water Resources Board, shows the areas in the New Hampshire portion of the Saco River Basin that are supplied with abundant available groundwater.

In Madison this underground water supply or aquifer corresponds closely to the floor of the Silver Lake Through Valley. It takes in the margins of Silver Lake, the Cooks Pond area, and the connecting passage of the Cooks River. The whole great expanse of the Plains (the Silver Lake Outwash Fan) covers this extraordinary water supply which is not seriously polluted as yet. A small aquifer area also underlies East Madison. A map prepared in 1999 by NHDES shows the boundaries of the aquifers in Madison. Efforts to protect the purity of aquifers in Madison are described in Chapter VIII under Groundwater Protection.

At Silver Lake Village, a test boring has shown successively 11 feet of sand over 7 feet of silt over 57 feet of sand. At West Ossipee a test well 194 feet deep yielded 300 gallons of water per minute, bedrock being at 195 feet.

### **Wetlands and Floodplain Areas**

Wetlands abound in Madison. Nearly the entire course of Pequawket Brook runs through a complex system of brooks draining such areas. The Deer River drainage area includes a high proportion of wetlands in the North Division. Forrest Brook drains a large swampy area known as the "Billy Merrow Meadows" under the western slope of Glines (Rockhouse) Mountain. Other considerably large wetlands are associated with Durgin and Cooks Ponds and their joint outlet to Silver Lake, and the Cooks River. A number of smaller and more isolated wetland areas exist throughout the town. This extensive network of wetland areas contributes to the maintenance of the groundwater (aquifer) system existing throughout most of Madison.

Madison's floodplains are not as extensive as they are in the main valley of the Saco River. They are found along the Pequawket Brook in the northern part of the town, along Forrest Brook between Madison Corners Village and the Silver Lake Village, and along the West Branch between the outlet of Silver Lake and the town line. A small floodplain is located in East Madison. The areas of possible flooding are quite well defined.

### **Woodlands and Flora**

Today Madison's 24,768 acres (23 square miles) are mostly wooded. The fields which are still mowed or which are going back to woods are mostly near the town roads now maintained, and add up to a tiny fraction of the town's total land area.

In any description of the woodlands in Madison it is well to take note of the several kinds of wild

flowers which are characteristic of our area and are endangered by over-picking. These include: white water lilies, pink moccasin flower, painted trillium, wood lily, cardinal flower, and trailing arbutus (mayflower). Even day lilies at the roadsides are being dug up, thus depleting our regional treasures. Additionally, lady slippers are an endangered species yet can be found in some of the woodland areas of Madison.

### **Pine Barrens**

Madison is fortunate to contain about half of the Ossipee Pine Barrens which are being acquired for preservation by the Nature Conservancy of New Hampshire. This rare ecosystem is located in the southwest corner of Town and was expanded in 1999 to abut the Herbert Burke and Goodwin Town Forests and in 2008 was expanded again to include the land next to the stream connecting Cooks Pond and Silver Lake.

The Pine Barrens Preserve lies above the Saco-Ossipee Aquifer and contains one of the most biologically diverse ecosystems in New England. It is a unique woodland of pitch pines, scrub oak thickets, and blueberry/lichen openings that evolved because of the extremely penetrable glacial soil and wildfires that destroyed more common vegetation. Pitch pine trees survive with thick insulating bark and scrub oaks grow most of their mass underground and their extensive roots send forth vigorous shoots after their tops have burned off.

An extraordinary variety of animals, most notably insects, live in the Ossipee Pine Barrens. Twelve species of rare moths and butterflies have been found, five of which occur nowhere else in New Hampshire. Several bird species, whose populations are declining elsewhere, including the common nighthawk, rufus-sided towhee, whip-poor-will, and brown thrasher also make their home in the Pine Barrens.

New Hampshire once had four pine barrens. The others have been built on or paved over and this is the State's last intact example of this globally rare ecosystem.

### **Scenic Areas**

Scenic areas of the strictly natural sort tend to fall into three categories in our region: lake shore beaches and headlands, exposed rock ledges, and the summits of hills and mountains.

The Town Beach at the foot of Silver Lake is a favorite spot because of its fine northward view of the White Mountains and its sunset vista. Another mountain view across water can be seen from the eastern shore of Silver Lake near Bimba Island. Hurricane Point gives a dramatic view both northward and westward. So also does the shore of Cooks Pond at the upper entrance to Cooks River.

Jackson (or Chamberlain) Ledge, Pearson's Ledge, Bald Ledge, and Hedgehog Ledge have been visited for generations because of their fine panoramas.

Among the numerous mountain summits should be noted Oak Hill, Deer Hill, Glines (Rockhouse) Mountain, Lyman Mountain (eastern knob) and Stacy Mountain. Additionally, the view to the north from the height of land on Tasker Hill Road is one of the finest in the Mt. Washington Valley.

As mentioned earlier, Madison Boulder in the State Park off Route 113 in northern Madison is one of the largest erratic boulders in North America.

Madison Cascade on Forrest Brook is a grand tumble of water in the springtime and charming at most other times of the year. It is located at approximately a twenty-minute walk from Madison Corners. The century-old path among great pines and hemlocks leading to the Cascade adds much to the adventure of visiting the spot.

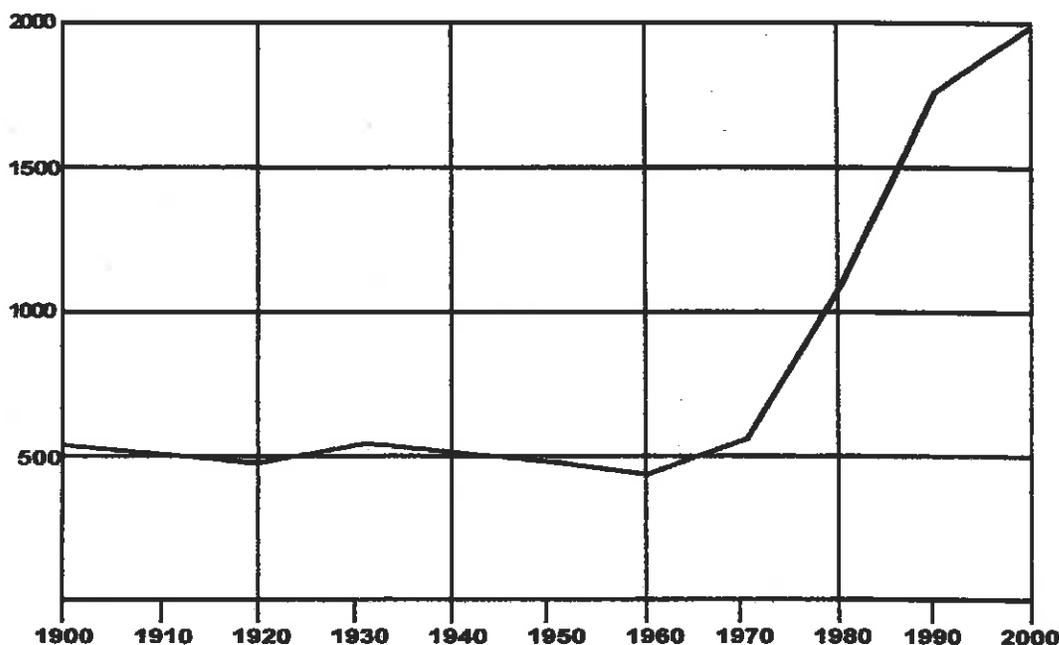
Cedar Swamp is a unique swamp with large cedar trees occupying 105 acres located west of the Madison Boulder. It is owned by the Town.

Virtually all of the roads and State highways in Madison provide scenic views. However, twelve Town roads have been designated "Scenic Roads" to limit cutting of trees and removal of stone walls (see Chapter 4 - Transportation). In addition four popular Town properties have been identified as having scenic views that are protected from construction of intrusive communications towers.



## APPENDIX E. POPULATION PROFILE

With the outbreak of the building boom in the Northeast, Madison experienced a population growth from 572 in 1970 to 1,704 in 1990, tripling its population in just two decades. This was by far the largest increase in Carroll County. During that period (1970-90) the Mount Washington Valley and Lakes Region experienced the construction of a large number of second homes and the beginning of the outlet centers in North Conway. Even before zoning, Madison was becoming a bedroom town, due to its availability of land, good school system, and low crime rate.



**Resident Population Growth**

The graph shows the resident population of Madison with almost no growth from 1900 to 1970 and then a sharp rise during the building boom. Growth 1980-90 was rapid across much of New Hampshire, followed by a decade of much more moderate growth. Madison's population mushroomed by 62% during the eighties, triple the State-wide rate of growth. The year 2000 census shows a population of 1,985. The continuing growth in the nineties can be largely attributed to the number of retired families moving to Madison and the building of new homes in recent developments at Carved in Bark and Moores Pond. Also there have been a number of seasonal residents who have made Eidelweiss their permanent home.

### Population Projections

Projections made by the NH Office of State Planning in 1997 indicate growth in the first two decades of the new century faster than that of the nineties, but not a repetition of the furious rates of the eighties. Interestingly, those projections show Madison growing at a rate little different from that of either the State or Carroll County. Madison is shown adding 21% and 25% to its population in those two decades, reaching 2,456 by 2010 and exceeding 3,000 residents by 2020.

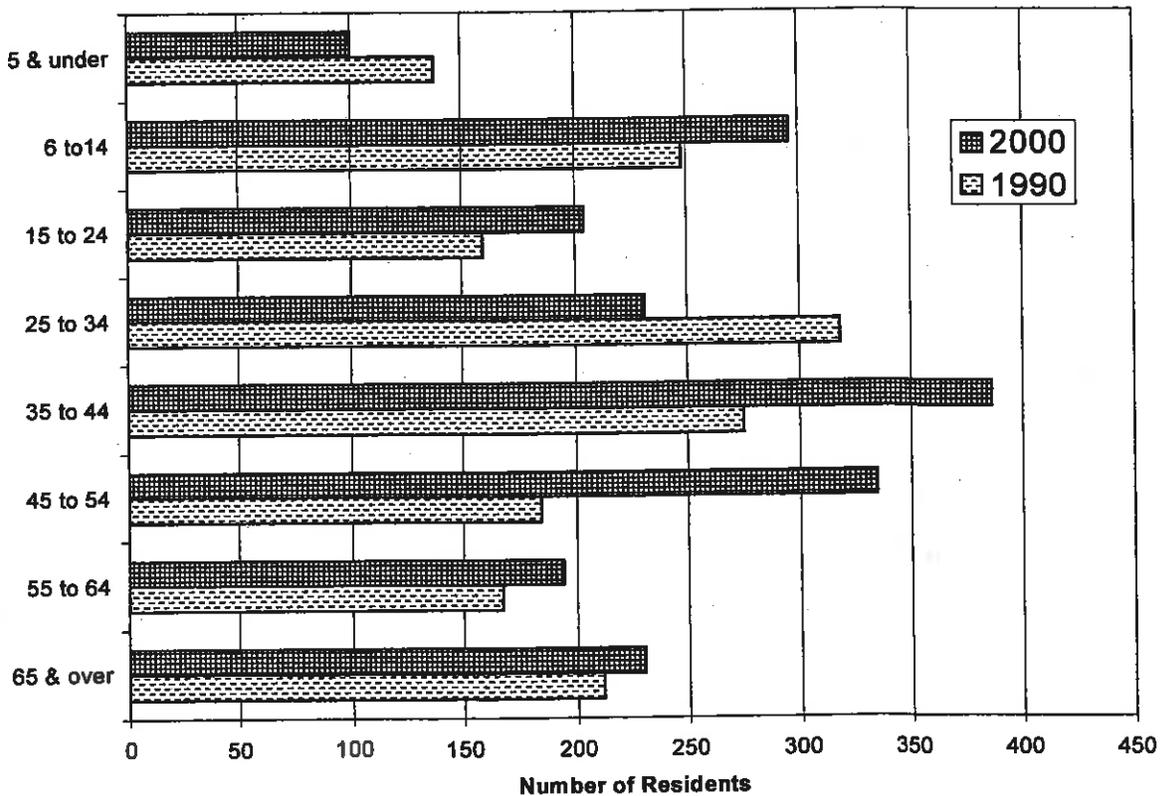
Growth at such a rate is almost entirely the result of net in-migration, rather than "natural growth" from an excess of births over deaths. In-migration, in turn, is reflected in housing development.

The Office of State Planning estimates may be somewhat high. Straight-line projections of the actual growth rate between 1990 and 2000 yields a population of 2,133 in 2010. A best estimate would probably lie somewhere in between, considering the commercial growth of Conway and the comparative attractiveness of Madison.

### Age Distribution

The bar graph (below) compares the age of residents in 1990 and 2000 from U.S. census data. The largest growth occurred in the 45 to 54 and 35 to 44 brackets, reflecting the post-war baby boom (also the childbearing ages). Although the pre-school population has declined, the school and college age population has increased. It is also interesting to note the continuing increase in the semi-retired and retired age groups in the 55 to 64 and 65 and over.

Population Age Distribution



## APPENDIX F. EMPLOYMENT PROFILE

### Jobs Within Madison

The only available recent data on local private sector employment is based on jobs in firms covered by employment security laws. This information is maintained by the New Hampshire Employment Security Agency (NHES) for private firms with five or more employees. It excludes jobs in government, public schools, churches, and many seasonal and part-time employees, as well as the self-employed.

Covered Private Employment	Madison		Carroll County	
	1990	1997	1990	1997
No. of Employers	25	35	1,401	1,606
Non-Manufacturing Jobs	102	189	12,049	14,190
Manufacturing Jobs	<u>174</u>	<u>139</u>	<u>1,192</u>	<u>1,403</u>
Total Jobs	276	328	13,241	15,593

Since 1990, the number of firms covered by unemployment insurance in Madison has grown faster than in Carroll County (40% compared to 15%). However, the number of covered jobs grew at about the same rate as the County. In 1997, weekly manufacturing wages averaged \$669.63, nearly twice that of non-manufacturing wages (\$369.85). Average weekly wages in Madison (\$497) were comfortably higher than in Carroll County (\$374).

### Employers in Madison

The list of largest employers below is based on 1996 data from NHES. The list illustrates the types of employment available in Town.

<u>Largest Employers</u>	<u>Product/Service</u>	<u>Employees</u>	<u>Established</u>
International Paper	Lumber	63	1980
Chick Industrial Packaging	Industrial Pallets	58	1981
MacLean Precision Machine	Job Shop	35	1977
Purity Springs Resort	Ski Resort	100	1930
Jog-A-Lite	Reflective Clothing	8	1977
SOLO Survival Med. School	Med./Survival Tng.	18	1976
Silver Lake Hardware	Hardware & Lumber	10	1982

In addition to these, Madison has three convenience stores with small restaurants, a company that manufactures shipping containers, a residual talent company that handles the accounts of advertising professionals, a number of small family shops for antiques, crafts, carpets, and curtains, and a growing number of at-home computer software services.

### Employment of Madison Residents

The most recent comprehensive statistics on employment are based on 1990 census data. In 1990, 830 of the Town's 1704 residents were employed. Approximately 26% were working in the community with 74% commuting elsewhere, namely to the Conways, Ossipee, Meredith, Laconia, and Rochester. In 1990, the average per capita income was \$13,838, median household income was \$32,500, and the average weekly wage was \$328.

Employment by occupational group in 1990 was:

Executive/Administrative/Managerial	103
Professional Specialty	106
Technician/Related Support	12
Sales Workers	117
Administrative Support/Clerical	113
Private Household	5
Protective Service	8
Services, Other	99
Farming/Forestry/Fishing	21
Precision Production/Craft/Repair	128
Machine Operators/Assemblers	46
Transportation/Material Moving	46
Handlers/Helpers/Laborers	<u>26</u>
Total	830

In the 1990's Madison continued its growth as a bedroom community. Of the employers listed by NHES in 1997, it had only 18 jobs in town for each 100 residents, as opposed to 42 jobs in Carroll County as a whole.

## APPENDIX G. SCENIC VISTAS

A book containing color maps and photographs of the views shown in this appendix is on file in the Selectman's office. It is the official record of the vistas that are protected from communication tower intrusions by the Madison Zoning Ordinance and may be protected from future threats.

### SCENIC VISTAS IN MADISON, NH

As voted by the Madison planning board on December 2, 1998

CONTENTS: photographs and vista descriptions  
(All coordinates given in magnetic north compass readings)  
(Maps are from "TOPO" by Wildfire Productions)  
("coordinates" were determined by taking several compass readings from each site)



SITE NAME	VIEW DESCRIPTION	COORDINATES	ACCESS	COMMENTS
OAK HILL, EIDELWEISS	PANORAMIC: MOUNTAINS & LAKES	S-SE 115 degrees S-SW 235 degrees	YES	WIDE SWEEPING VISTAS OF MTNS. & LAKES
KENNETT PARK, RTE. 113	View of Silver Lake south towards Little Bimba Island and the foot of the lake	S-SW 220 degrees South 180 degrees	YES	Water shimmers in early morning sun thus giving the appearance of "silver" on the lake
HEAD OF LAKE, RTE. 113	View of Silver Lake south towards Little Bimba Island and the foot of the lake	S-SW 215 degrees S-SE 170 degrees	YES	SAME AS ABOVE
NICHOLS BEACH, RTE. 113	View easterly towards Stacey Mtn. Madison's highest peak.	S-SW 200 degrees E-SE 110 degrees	YES	View of Stacey, Lyman, and Chamberlin peaks.
BOAT RAMP LOT, EAST SHORE DRIVE	Panoramic views of the Chocorua and Ossipee Mtn. Range as well as great views to the north including Mt. Washington and the Presidentials	N-NW 340 degrees N-NE 35 degrees	YES	One of the most spectacular public views in the town with ample parking for boats and snow machines heading out onto the lake.
FOOT OF THE LAKE, EAST SHORE DRIVE	Panoramic views of the Chocorua and Ossipee Mtn. Range as well as great views to the north including Mt. Washington and the Presidentials	N-NW 305 degrees E-NE 20 degrees	YES	SAME AS ABOVE
HURRICANE POINT, EAST SHORE DRIVE	Panoramic views to the west and north of the lake and mtns.	W-NW 300 degrees N-NE 20 degrees	NO	Panoramic westerly views of Chocorua and to the north of Mt. Washington and the Presidentials. Dense tree growth partially obscures view from center of point.
CURRIER LOT, ROUTE 113	View of Mt. Chocorua Across open field	N-NW 350 degrees W-NW 290 degrees	*	* Accessible only on Highway shoulder (right-of-way)

SCENIC VISTA: OAK HILL, EIDELWEISS S-SE 115 deg. by S-SW 235 deg.  
43°57.046', 71°10.011' 43°57.046', 71°06.435'

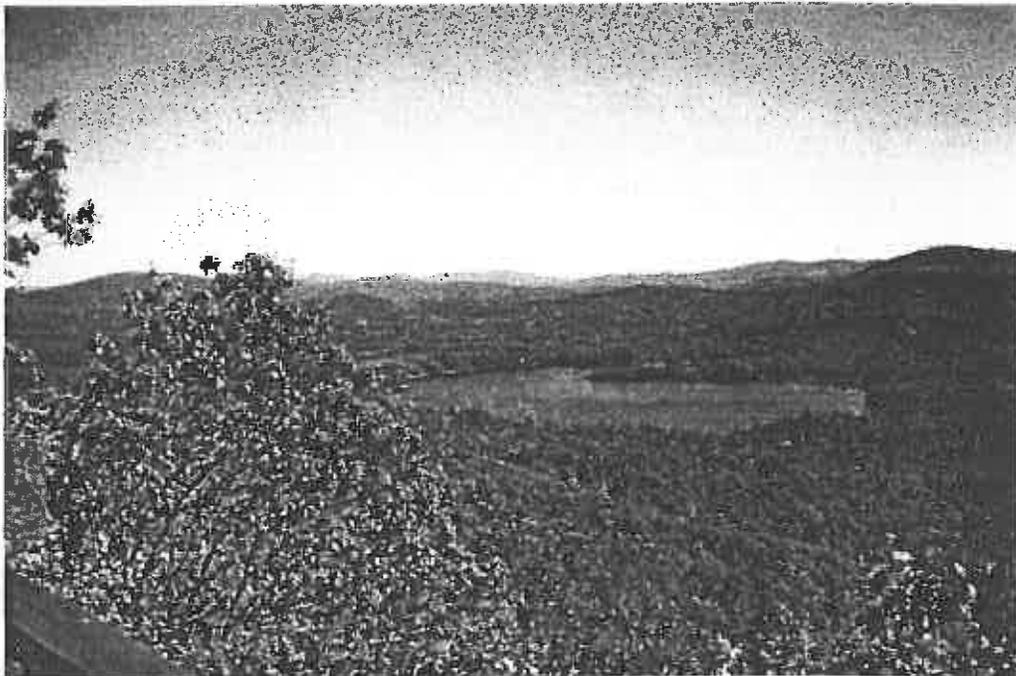
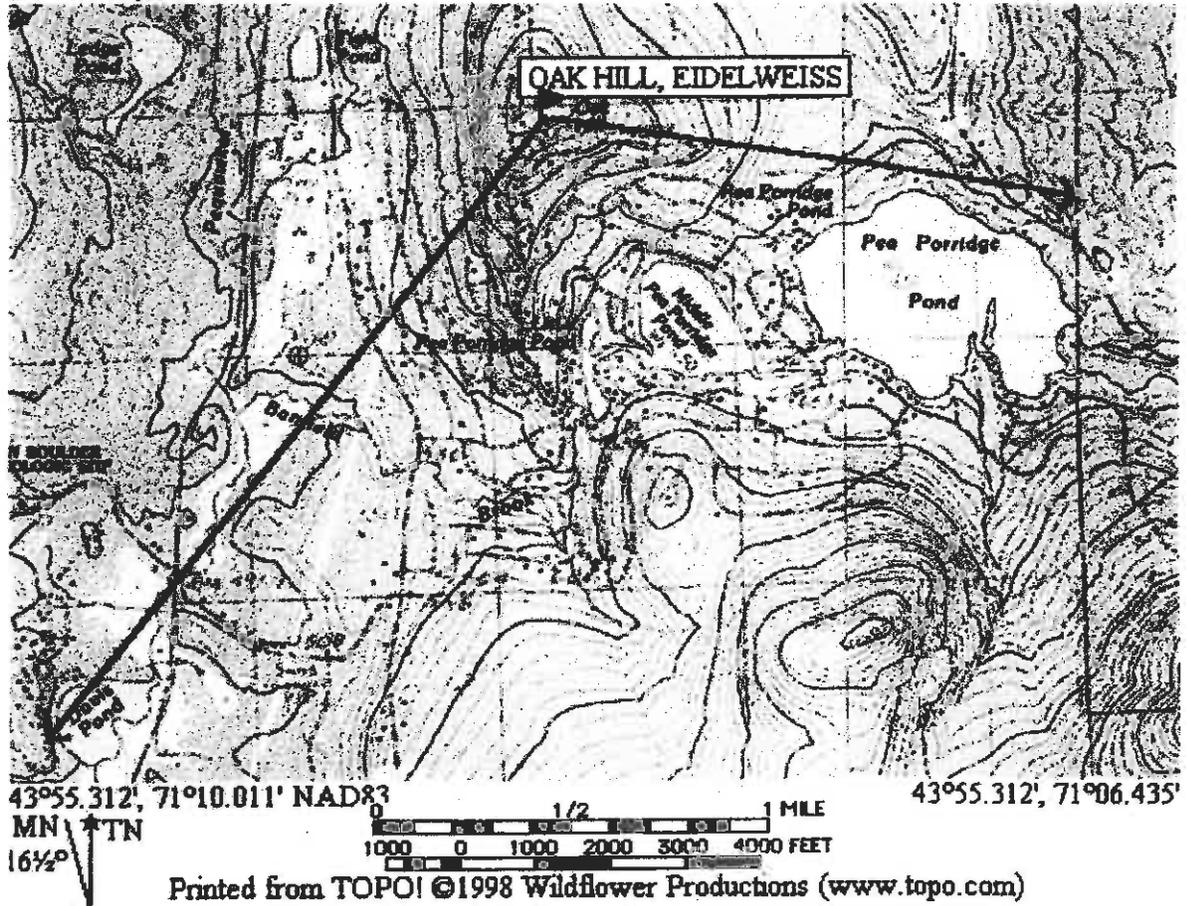


Photo #1 OAK HILL, EIDELWEISS (Municipal Lodge Building) Saturday, 9/19/98

SCENIC VISTA: KENNETT PARK S-SW 220 deg. by S 180 deg.  
43°53.471', 71°12.395'      43°53.471', 71°09.167'

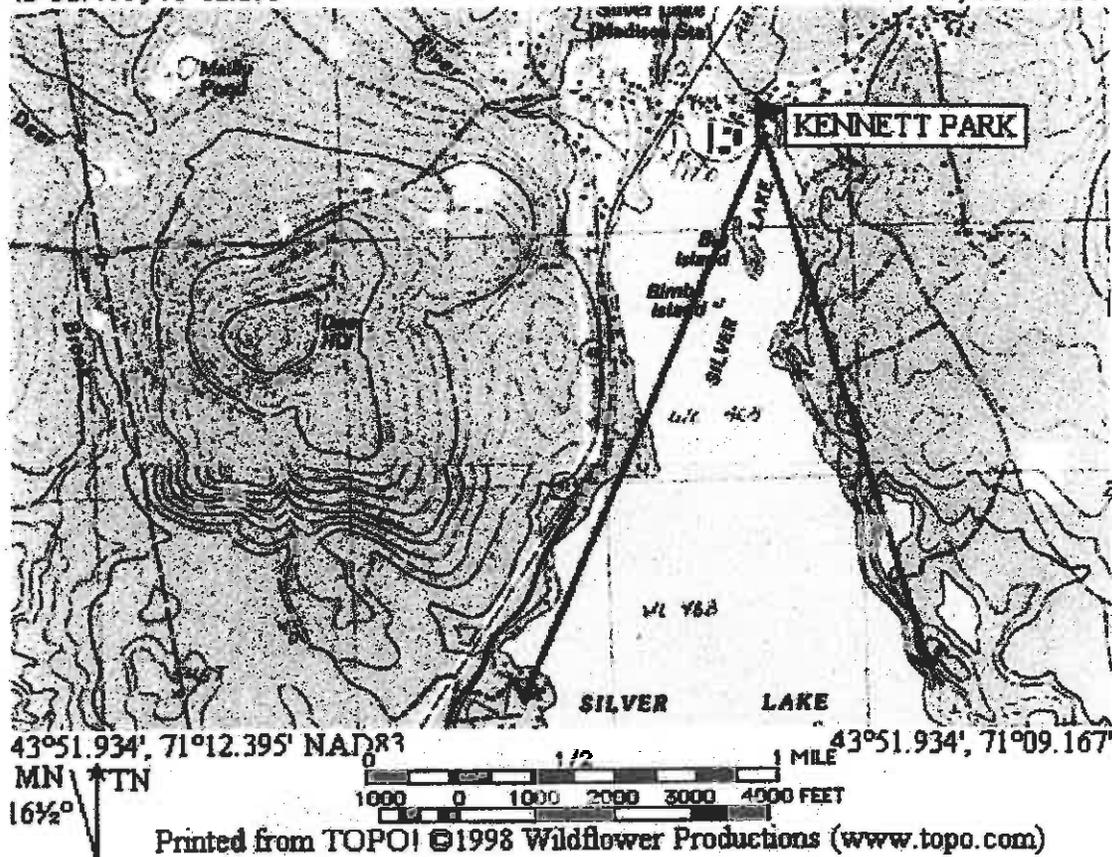
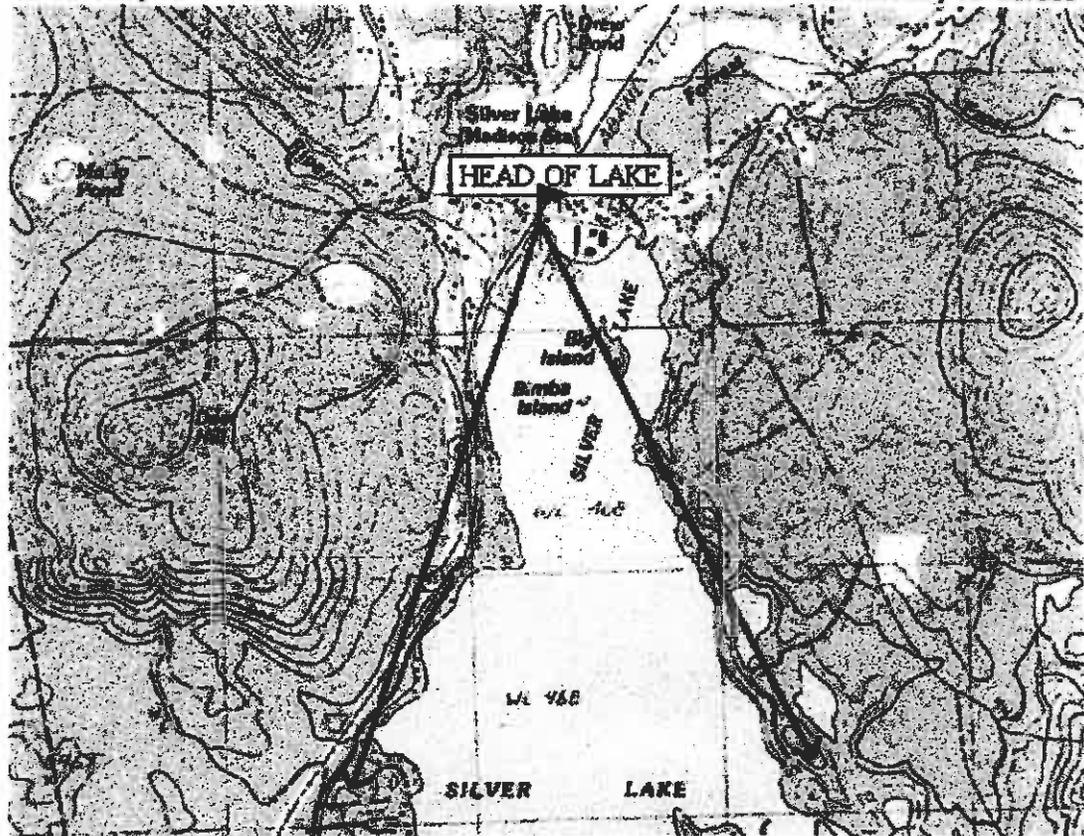


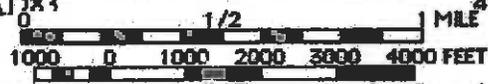
Photo #3 KENNETT PARK, RTE. 113, Saturday 9/19/98

SCENIC VISTA: HEAD OF LAKE S-SW 215 deg. by S-SE 170 deg.  
43°53.703', 71°12.033' 43°53.703', 71°08.805'



43°51.883', 71°12.033' NAD83 43°51.883', 71°08.805'

MN ↑ TN  
16½°



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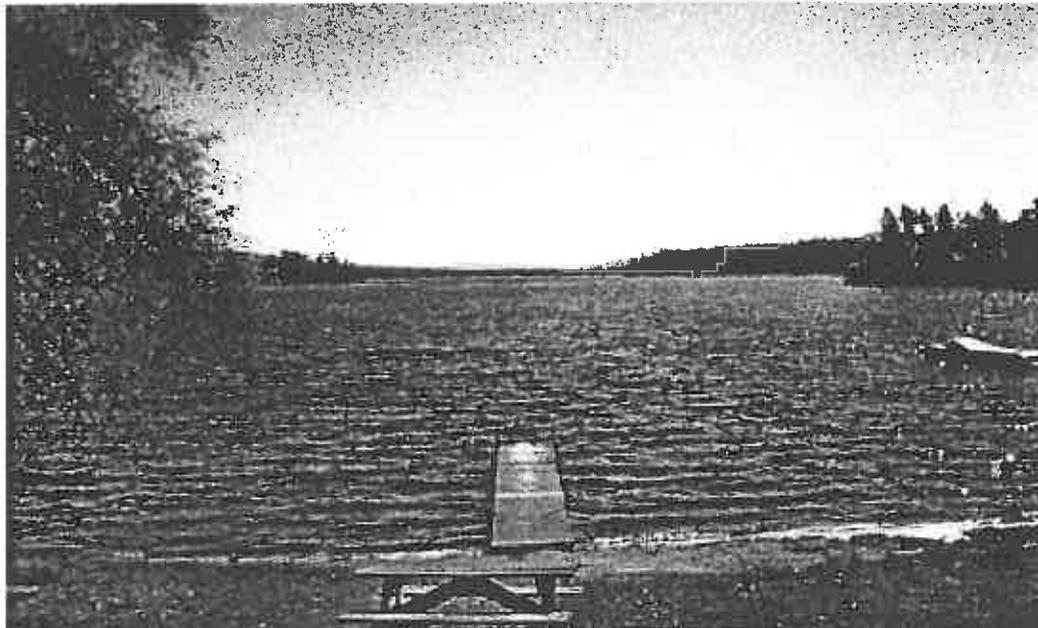
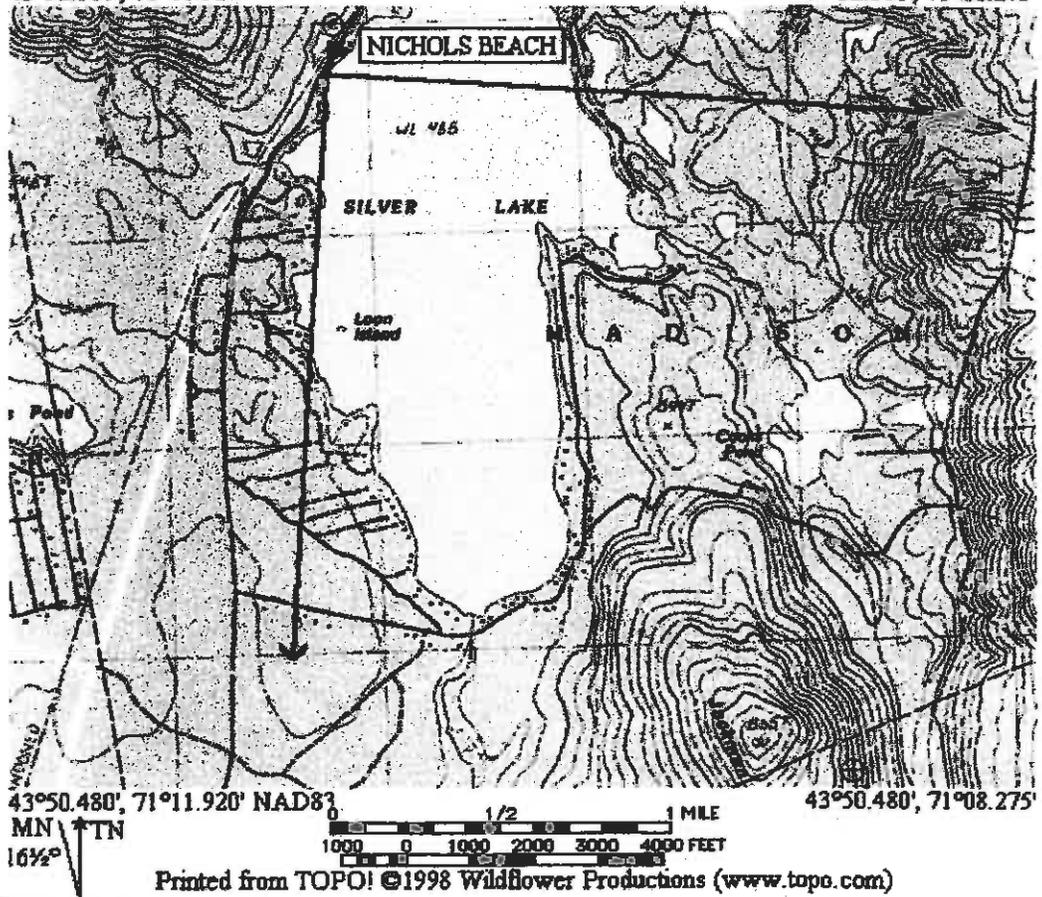


Photo #4 HEAD OF SILVER LAKE, RTE. 113, Saturday 9/19/98

SCENIC VISTA: NICHOLS BEACH S-SW 200 deg. by E-SE 100 deg.  
43°52.501', 71°11.920' 43°52.501', 71°08.275'



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Photo #5 NICHOLS BEACH, RTE 113 Saturday 9/19/98

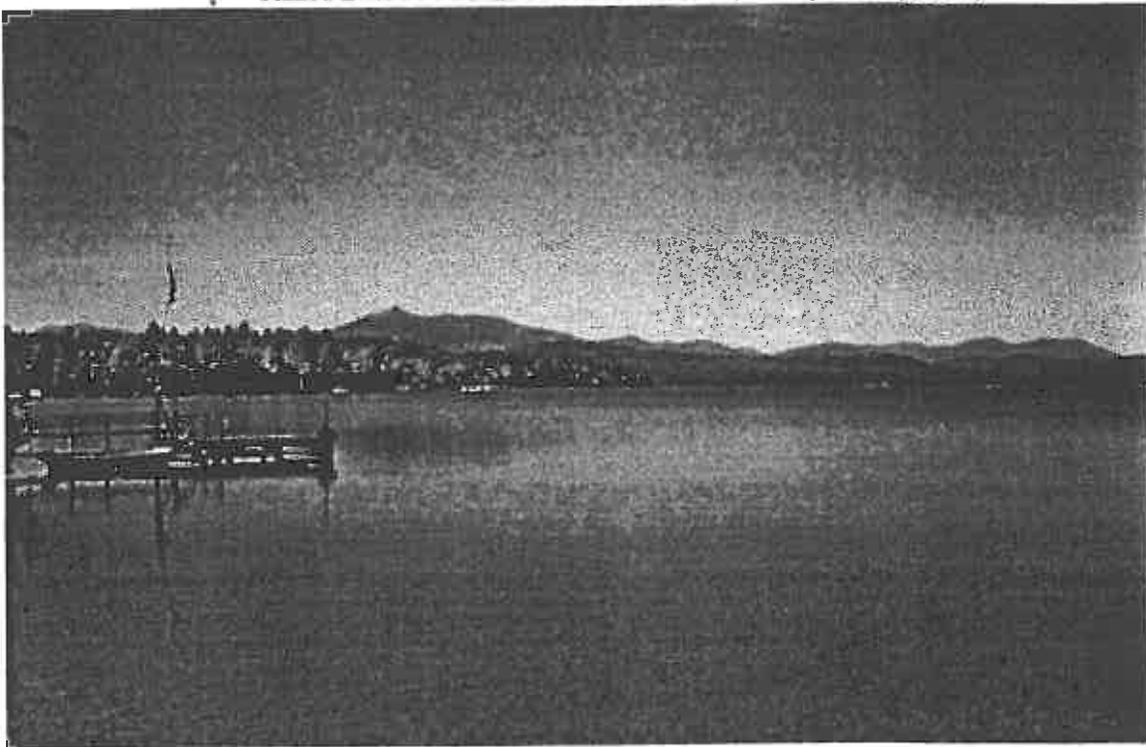
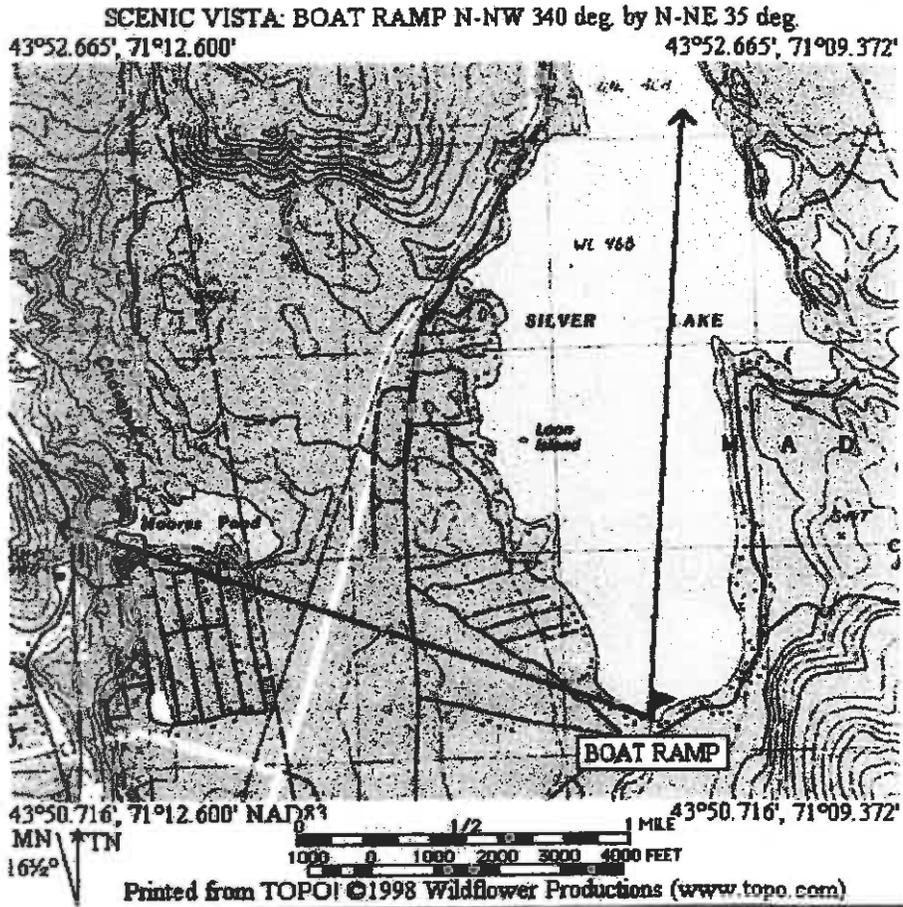
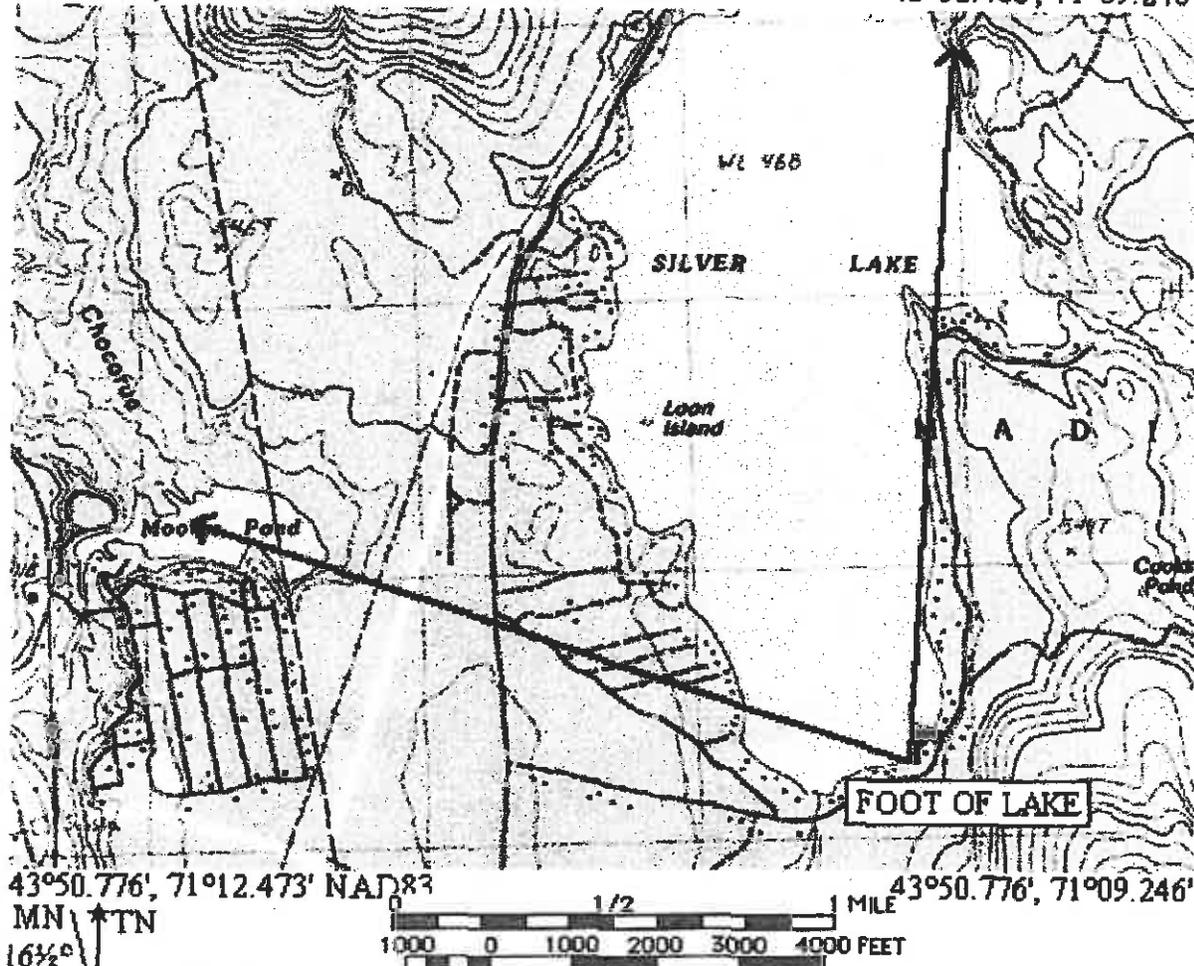
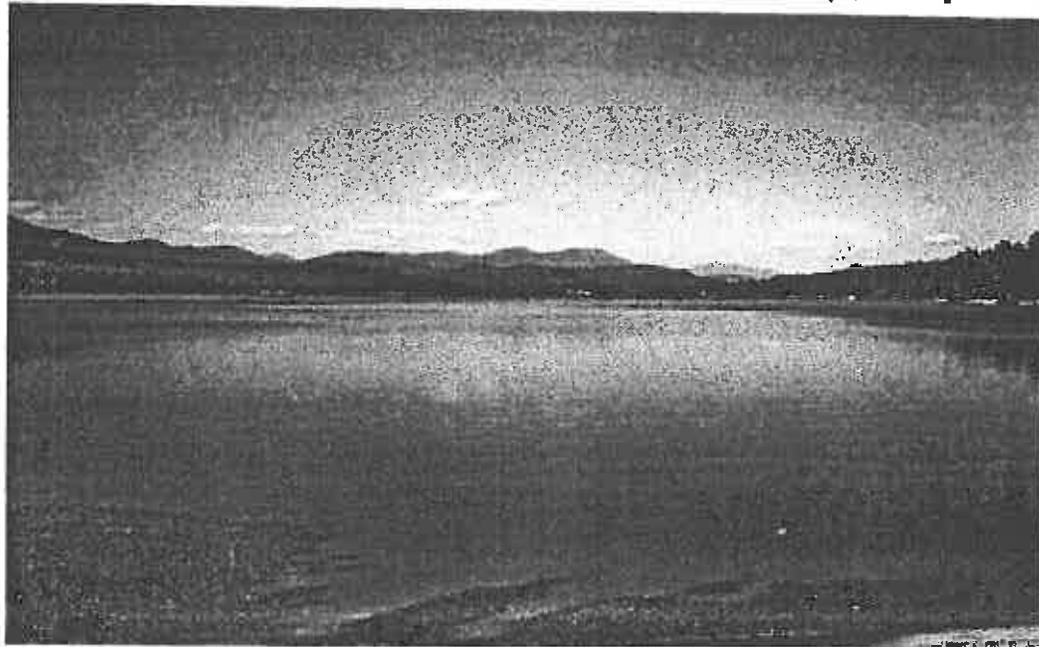


Photo #6 BOAT RAMP LOT, EAST SHORE DRIVE Saturday, 9/19/98

SCENIC VISTA: FOOT OF LAKE N-NW 305 deg. by E-NE 20 deg.  
43°52.486', 71°12.473' 43°52.486', 71°09.246'



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SCENIC VISTA: HURRICANE POINT W-NW 300 deg. by N-NE 20 deg.  
43°53.713', 71°12.395' 43°53.713', 71°09.1

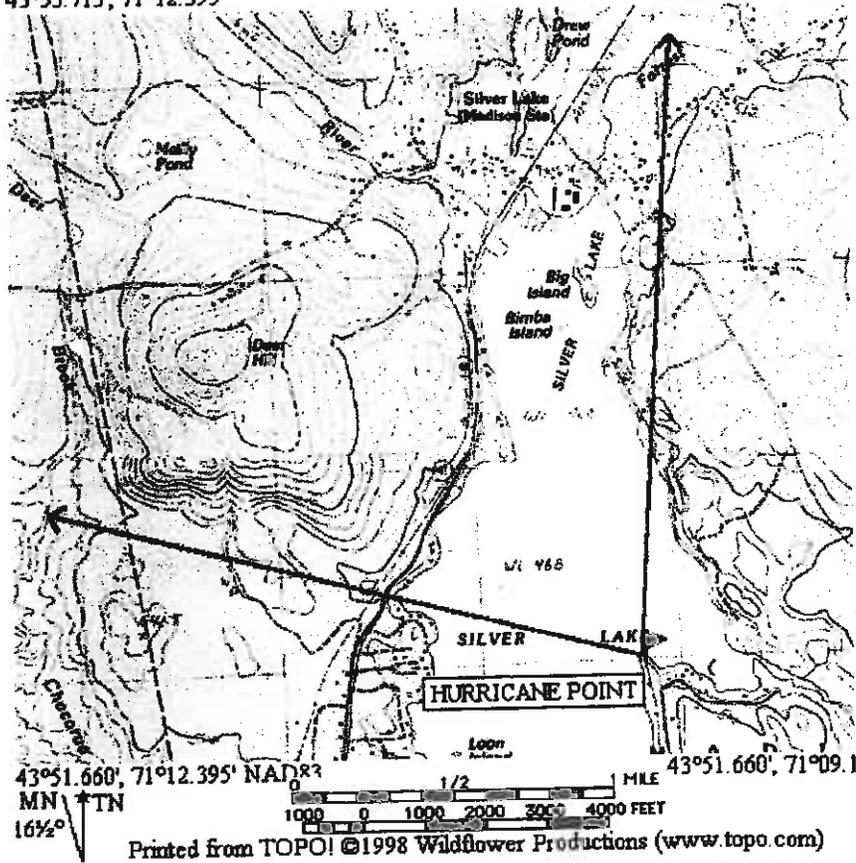
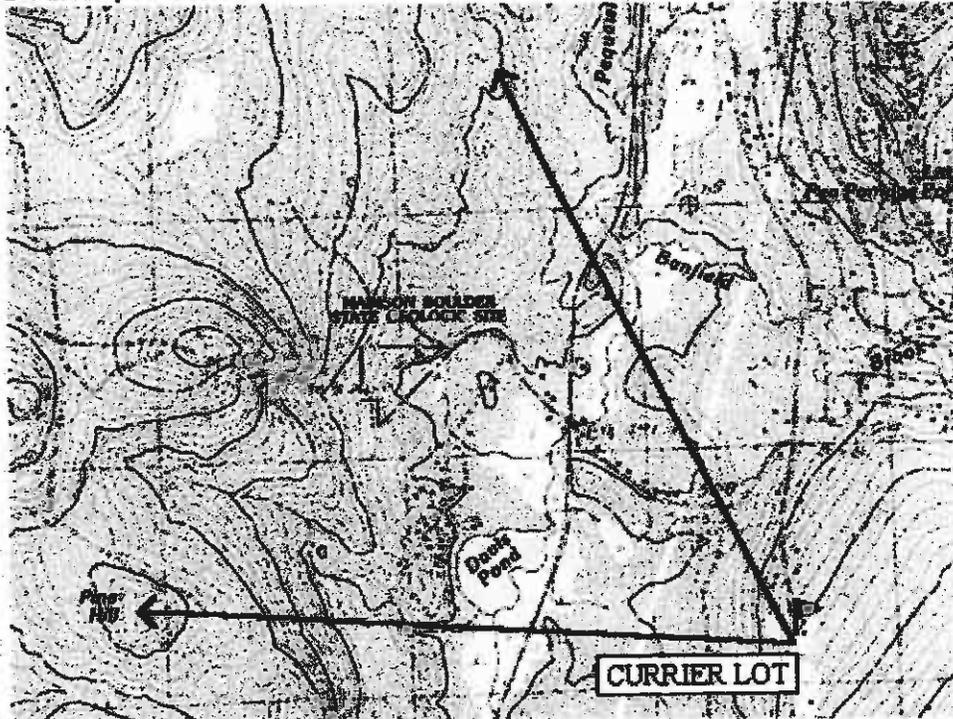


Photo #8 HURRICANE POINT, EAST SHORE DRIVE Saturday 9/19/98

SCENIC VISTA: CURRIER LOT N-NW 350 deg. by W-NW 290 deg.  
43°56' 716", 71°11' 233" 43°56' 716", 71°08' 309"



43°55' 111", 71°11' 233" NAD83 43°55' 111", 71°08' 309"  
MN TN  
16 1/2°  
1000 0 1000 2000 3000 4000 FEET  
Printed from TOPO! ©1998 Wildflower Productions (www.topo.com)

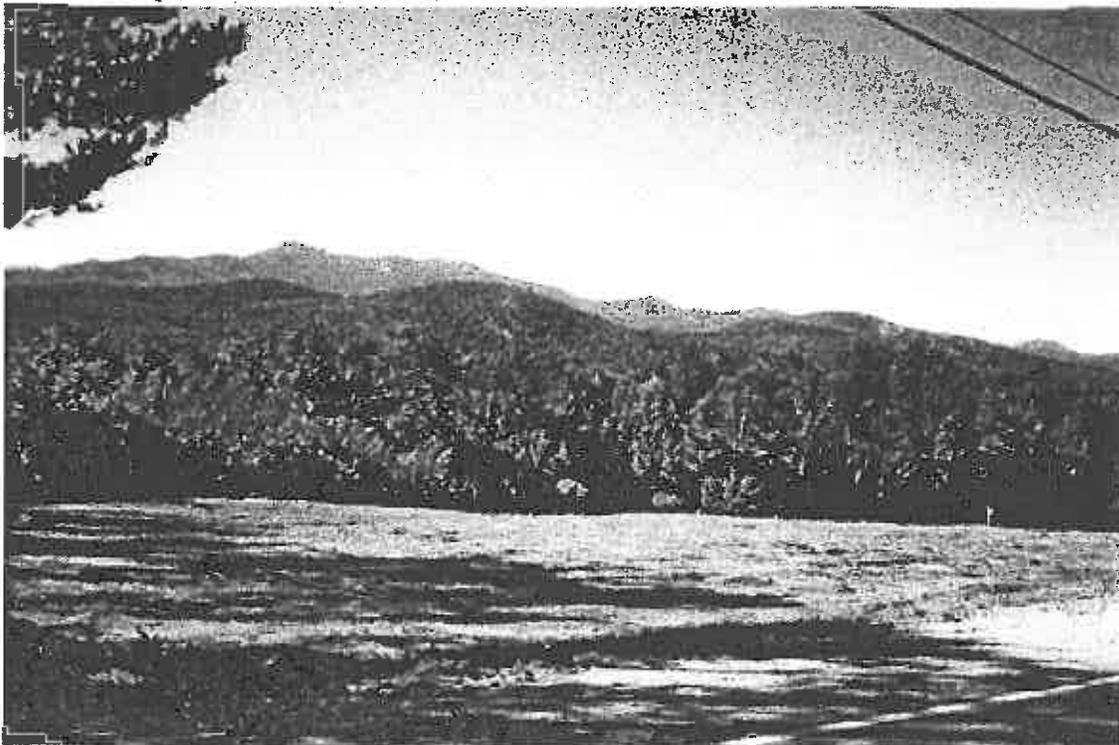


Photo #2 CURRIER LOT, Route 113, Saturday 9/19/98

